



CURRY COUNTY PLANNING DEPARTMENT
ADMINISTRATIVE STAFF REPORT AND DECISION

Application AD-2122

January 27, 2022

Requested Land Use Action: Applicant has requested conditional use approval for a Rural Recreational Vehicle (RV) Park to include seven (7) spaces. The parcel, approximately 1.52 acres in size, is zoned Rural Commercial (RC) and is within the Langlois Rural Community Area. This request will be the subject of an Administrative Decision under the authority granted by Section 2.060 (1), and in accordance with the procedural requirements of Sections 2.090, 2.100 and 2.110 of the Curry County Zoning Ordinance (CCZO).

Applicant: Christopher Kinney
486 E Street
Coos Bay, Oregon 97420

Property Owner: Oregon RV Park, LLC
10040 Crystal Creek Drive
Sacramento, California 95824

Map Description: Township 31S Range 15 Section 02BA Tax Lot 1300

Location: 48288 Hazel Street Langlois, Oregon. Corner of Highway 101 and south side of Hazel Street

Background Information:
Parcel Size: 1.52 acres
Zoning: Rural Commercial (RC)
Zoning Overlays: Wetlands as identified on the National Wetland Inventory
Fire District: Langlois Rural Fire Protection District

Surrounding Land Uses: North – Mobile Home Park
South – Large lot residential
East – Timber and large lot residential
West – Highway 101

Applicable Review Criteria: The proposed application for a Rural RV Park facility within the Rural Commercial Zoning District must comply with the following sections of the Curry County Zoning Ordinance (CCZO):

Section 3.130	<u>Rural Commercial Zone (RC)</u>
Table 3.130	<u>Conditional Uses Subject to Administrative Approval by the Director</u>
Section 3.300	<u>Erosion Prevention and Sediment Control</u>
Section 3.400	<u>Storm and Surface Water Management Standards</u>
Section 4.010	<u>Set-Back Requirements</u>
Section 4.020	<u>Off-Street Parking</u>
Section 4.050	<u>Access Management</u>
Section 7.010	<u>Authorization to Grant or Deny Conditional Uses</u>
Section 7.040	<u>Standards Governing Conditional Uses</u>
Section 7.050	<u>Time Limit on a Permit for Conditional Uses</u>

FINDINGS:

Section 3.130 – Rural Commercial (RC) Zone – Purpose

The RC zoning classification is applied to all rural lands with existing commercial uses in built and committed exception areas to the Statewide Planning Goals as of the date of adoption of this ordinance. Land uses shall be limited to commercial; church; school; community building for public or non-profit organization; single-family residential; multiple-family residential; residential care; or mixed (commercial and residential) uses appropriate for the rural area in which the property is located.

Finding: The subject property is located within the Langlois Rural Community Exception Area. Historically the site was developed with a residential dwelling and multiple older mobile homes. It is located adjacent to an existing mobile home park within the community of Langlois. The proposed Rural RV Park is consistent with the uses and character of development within the area. This finding is met.

Table 3.130 – Conditional Uses Subject to Administrative Approval by the Director

Table 3.130 Use Table for Rural Commercial Zone of the Curry County Zoning Ordinance (CCZO) identifies land uses permitted in the RC zone and the permitting requirements for each use pursuant to Section 2.060 Planning Director authorization of the proposed uses based upon relevant review standards.

Finding: Table 3.130 of the CCZO specifically identifies a recreational vehicle park as a use that can be authorized through an Administrative Conditional Use review in the RC zone. The proposed use within the submitted application is for an RV facility and this review is being conducted pursuant to Section 2.060 of the CCZO. The proposal is to place permanent RV structures designed for short-term transient recreational use (vacationers). The applicant has an engineered site plan indicating the location of the proposed RV structures (attached). This finding is met.

Section 3.300 – Erosion Prevention and Sediment Control

Purpose: The purpose of this provision, consistent with Goal 5 of the Curry County Comprehensive Plan, is 1) to preserve or enhance the health, safety, welfare and quality of life of the inhabitants of Curry County by providing clean water, and by minimizing risk to inhabitants and property through control of erosion and management of storm water and 2) to maintain or improve water quality within Curry County consistent with the requirements of the State of Oregon and the United States government.

All development activity can result in altered or increased runoff, erosion and sediment both during and following vegetation removal, grading, construction of improvements, landscaping and other activities that disturb the surface of the soil. Measures must be taken to manage site hazards such as water runoff, soil erosion and sediment deposition. The requirements of this section must be met by all development activities that:

- a) Will result in the excavation of 800 square feet or more of soil surface or*
- b) Will result in the construction of either 2,000 square feet of impervious surface on a site or will result in the coverage of 25% or more of the area of a site in impervious surfaces, whichever is less.*

Applications for authorization to undertake development and other activities described above must be accompanied by an Erosion Prevention and Sediment Control Plan.

Finding: The proposed RV Park site improvements include development activities that primarily encompass the northern portion of the 1.52-acre site. Therefore, a detailed Erosion Prevention and Sediment Control Plan (ESCP) is required. The applicant has submitted an engineered detailed ESCP (attached) which complies with the ESCP requirements of CCZO Section 3.300. The ESCP includes pervious (gravel) access routes for entry to the RV Park and to each RV site. Development areas subject to erosion during construction are identified and noted to be managed with a compost berm, silt fence or another type of approved barrier alternative. The on-site wetland is protected through the allowance of both a setback and an ESC barrier. The ESCP includes provisions for covering stockpiles, wet weather, spill prevention, and temporary as well as permanent soil stabilization. The applicant has specified a final stabilization seed mix for disturbed areas on site following construction. The applicant may also be required to submit and obtain approval from the Department of Environmental Quality (DEQ) for a NPDES 1200-C permit required for the construction disturbance of greater than 1-acre. The 1200-C permit will require a Land Use Compatibility Statement (LUCS) from the Curry County Planning Department. This finding is met.

Section 3.400 – Storm and Surface Water Management Standards

Purpose: Detention of stormwater collected from impervious surfaces on a given property, or within public rights-of-way, is essential to the management of stormwater in Curry County. This ordinance includes standards for conveyance of surface water to streams, creeks, and channels. It also addresses pollution reduction and flow control for stormwater generated from new and redevelopment. For the purpose of this ordinance, “new” and “redevelopment” refers to any man-made change to improved or unimproved real estate including, but not limited to the placement of buildings or other structures, dredging, filling, grading, or paving. The ordinance provides standards for addressing infiltration, treatment, and detention of stormwater separately as well as an option for a combined approach to mitigating the water quality impacts of developments that fall below a certain size threshold.

No permit for construction of new development or tenant improvements that results in impervious cover greater than 500 square feet for development activity on any land within Curry County that is not within the limits of an incorporated city, or under federal ownership, at the date of an application shall be issued until effects on stormwater management are evaluated. The level of review varies according to the

affected area: (1) 500-1,999 square feet. No stormwater management measures beyond any mitigation measures for pollution reduction or flow control are required.

Finding: The subject property is 1.52 acres in size. The proposed RV Park includes features that will encompass less than 1,999 square feet of impervious surfaces. The amount of permanent impervious surfaces includes the roofs of the parked vintage travel trailers which total approximately 1,000 square feet, the laundry/storage building, and the concrete pad for the water tank. The total estimated impervious surface area for the RV Park is approximately 1,300 square feet. Pollution reduction measures are addressed as stated above in the ECSP. This finding is met.

Section 4.010 – Setback Requirements

The following set-back requirements are established for RC zones for development uses:

- 1. Required setback shall be a minimum of ten (10) feet from lot lines bordering existing roads other than an alley, provided that at least a thirty-five (35) foot set-back from the center of existing road rights-of-way or easements is maintained.*
- 2. Required setbacks shall be a minimum of five (5) feet from all other lot lines for a structure not to exceed 15 feet in height. The setback shall increase ½ foot for every foot the structure exceeds 15 feet in height.*

Finding: The applicant's engineered site plan does not specify the exact measurements from the lot lines to the location of the improvements. It appears that all the setback requirements will be met with the proposed development. Setback requirements will be reviewed again at the time a planning clearance and building permit are submitted for review. No variance to the setback requirements has been requested therefore the applicant will be required to meet all setbacks established in the CCZO for the RC zone. This finding is met.

Section 4.050 – Access Management

The purpose of this section of the ordinance is to manage access to land development in order to preserve the county transportation in terms of safety, capacity, and function. The provisions of this section shall apply to all property within Curry County.

- 13. Access connection and driveway design for commercial/industrial development.*
 - a. Driveways shall meet the following standards:*
 - 1. If the driveway is a one-way in or one-way out drive, then the driveway shall be a minimum width of 10 feet and a maximum width of 15 feet and have appropriate signage designating the driveway as a one-way connection.*
 - 2. For two-way access, each lane shall have a minimum width of 10 feet and a maximum width of 12 feet.*

Finding: The site plan indicates four (4) turnoffs from Hazel Street to individual RV sites. The four turnoffs are designed to be ten (10) feet wide. This portion of Hazel Street is a private road off Highway 101 which is about ten (10) feet wide. The east-west portion of Hazel Street is a two-way access. For the applicant to meet the access management standards of the Curry County Zoning Ordinance (CCZO), Hazel Street (east-west) needs to be widened to at least twenty (20) feet with gravel surface for two-way access. The site plan indicates that this access road will be improved with a gravel surface. The four (4) separate turnoffs to the RV sites can lead to confusion if not signed adequately. Proper access road width and signage will be required as conditions to this conditional use decision. This finding is met.

Section 7.010 – Authorization to Grant or Deny Conditional Uses

In permitting a conditional or permitted use the County may impose conditions in addition to the provisions set for uses within each zone in order to protect the best interests of the surrounding property, the neighborhood, or the County as a whole.

Finding: Historically, RV Parks in the general area of the Langlois Community have become havens for unauthorized trespass, homeless camps, drug use gatherings and other nefarious activities. There is community concern about this property becoming a transient homeless park unless it is actively managed, and the premises secured. Specific issues identified include trespass, litter, noise and fire hazards. These issues have been prevalent with laze faire management practices of RV Parks in the immediate area. Therefore, for this park to be a desirable amenity in the community conditions will be imposed. These conditions include having a Park Manager available on-site or near-by 24 hours per day, 7 days a week to address any issues that arise and to maintain the RV Park. Further, the RV Park will be required to be fenced and buffered from adjacent properties to reduce trespass, litter, noise and fire hazards. This finding is met.

Section 7.040 - Standards Governing Conditional Uses – *In addition to the standards of the zone in which the conditional use is located and the other standards in this ordinance, conditional uses must meet the following standards:*

Conditional Uses Generally

a. *The County may require property line set-backs or building height restrictions other than those specified in Article IV in order to render the proposed conditional use compatible with surrounding land use.*

Finding: No additional setbacks or building height restrictions are required; therefore, this criterion is met.

b. *The County may require access to the property, off-street parking, additional lot area, or buffering requirements other than those specified in Article IV in order to render the proposed conditional use compatible with surrounding land uses.*

Finding: RV Park facilities can initiate compatibility issues with surrounding properties due to increased traffic, activities after normal business hours, off-site light intrusion from overhead security lighting, nefarious activities associated with unauthorized patrons and increased security issues both at the RV Park facility site as well as surrounding properties.

Based on review of the proposed site by County staff and consideration of RV Park impacts the Planning Director will impose the following additional conditions to address potential compatibility with surrounding land uses:

1. The proposed RV Park facility shall be fenced with a six-foot minimum, security fencing with gates at the ingress and egress locations
2. After hour accommodations for patrons registering or checking out of the park shall be limited. Patrons will need to register or check-out of the park between the hours of 7:00 am and 9:00 pm.
3. Facility lighting shall be limited to on-site shielded light in order to minimize off site light intrusion and impacts to the night sky.

4. A vegetative buffer shall be established around the RV Park to effectively screen the facility from the neighboring residential properties.
5. The facility shall be monitored nightly to minimize unauthorized nefarious activities.
6. All of the infrastructure required for the RV Park and all of the conditions included within this Conditional Use decision shall be completed and/or met prior to any RV space being rented.

This finding will be met with the inclusion of these conditions.

c. The County may require that the development be constructed to standards more restrictive than the Uniform Building Code or the general codes in order to comply with the specific standards established and conditions imposed in granting the conditional use permit for the proposed use.

Finding: The proposed self-storage facility will be required to meet all State and County building and safety regulations which will be reviewed for compliance through the Building Permit review process. This criterion is met.

d. If the proposed conditional use involves development that will use utility services; the applicant shall provide statements from the affected utilities that they have reviewed the applicant's proposed plans. These statements shall explicitly set forth the utilities' requirements, terms and conditions providing or expanding service to the proposed development and shall be adopted by the Commission or Director as part of the conditional use permit.

Finding: The applicant has stated that water service will be from the Langlois Water District and electrical service will be from Bandon Power and Light. An on-site septic system will be used after any required improvements are made and approvals have been obtained by Josephine County. No other utility services will be required for the facility. This criterion is met.

e. If the proposed conditional use involves the development or expansion of a community or non-community public water system, the applicant shall submit a water right permit(s) or documentation that a permit is not required from the Oregon Water Resources Department which indicates that the applicant has the right to divert a sufficient quantity of water from the proposed source to meet the projected need for the proposed use for the next twenty year planning period.

Finding: The proposed development of the subject property does not involve the development or expansion of a community or non-community public water system. Therefore, this standard is not applicable.

f. If the proposed conditional use involves the development or expansion of a community or non-community public water system, the applicant shall install a raw water supply flow monitoring device (flow meter) on the water system and shall record the quantity of water used in the system on a monthly basis. The monthly record of water usage shall be reported to the Curry County Department of Public Services-Planning Division and Health Department Sanitarian on an annual basis.

Finding: The proposed development of the subject property does not involve the development or expansion of a community or non-community public water system. Therefore, this standard is not applicable.

g. *If the proposed conditional use included the development or expansion of a community or non-community public water system and the use is located within the service area of a city or special district water system the applicant shall utilize the city or special district water system rather than developing an independent public water system. An independent community or non-community public water system can be developed for the use if the applicant can prove that it would be physically or economically not feasible to connect to the city or special district water system. The city or special district must concur in the conclusion that connection of the proposed use is not feasible.*

Finding: The proposed development of the subject property does not involve the development or expansion of a community or non-community public water system. Therefore, this standard is not applicable.

Section 7.050 Time Limit on a Permit for Conditional Uses – *Authorization of a conditional use shall become null and void after one year unless substantial construction has taken place, or an extension has been granted.*

Finding: In order to comply with Section 7.050 of the CCZO, the conditional use for the RV Park will include a condition that the approval expires if development does not commence within one year and if an extension is not requested by the applicant and granted by the Planning Director.

Decision and Conditions of Approval

Application **AD-2122** for a Conditional Use approval to authorize an RV park on a 1.52-acre parcel zoned Rural Commercial (RC) located on Assessor's Map 31-15 Section 02BA, Tax Lot 1300 is **APPROVED** with the following conditions:

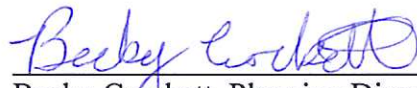
1. This Conditional Use Permit shall be valid for a period of one (1) year unless there is a failure of the applicant to comply with all the conditions of approval. Failure to comply with all conditions of approval, or violations concerning the use approved herein, may result in nullification of this approval by the County.
2. Development of the RV park shall meet the setback requirements of the Curry County Zoning Ordinance (CCZO).
3. Applicant is required to submit and obtain approval from the Department of Environmental Quality (DEQ) for a NPDES 1200-C permit required for the construction disturbance if greater than 1-acre. The 1200-C permit will require a Land Use Compatibility Statement (LUCSO) from the Curry County Planning Department.
4. Hazel Street (East-west) shall be widened to at least twenty (20) feet in width with a constructed gravel, all-weather surface.
5. Signage that is visible at night is required for each of the four (4) pull-off sites along Hazel Street to the proposed RV sites.
6. A full time Park Manager is required to be available on site or near by 24 hours per day and 7 days per week to address park patron issues and maintain the park.
7. The proposed RV Park shall be fenced with a six-foot minimum, security fencing with gates at the ingress and egress locations.
8. The RV Park shall be monitored nightly to minimize unauthorized nefarious activities.
9. Accommodation for patrons registering or checking out of the park shall be limited to the hours of 7:00 am - 9:00 pm.

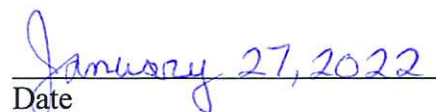
10. Facility lighting shall be limited to on-site shielded light in order to minimize off site light intrusion and impacts to the night sky.
11. A vegetative buffer shall be established around the RV Park to effectively screen the facility from the neighboring residential properties.
12. The facility shall be checked and cleared of unauthorized persons nightly to minimize nefarious activities.
13. The facility will be required to obtain all planning clearances and building permits necessary to commence on-site construction.
14. All of the infrastructure required for the RV Park and all of the conditions included within this Conditional Use decision shall be completed and/or met prior to any RV space being rented. The Planning Director shall review the completed RV Park construction and permit conditions on site and authorize its readiness and opening for park patrons.

This decision is limited to the Planning Director's review of applicable zoning rules and land use law, as outlined in the Curry County Comprehensive Plan and the Curry County Zoning Ordinance. Other county, state and federal agencies may have regulatory review authority for development projects. The decision rendered herein neither implies nor guarantees compliance with the requirements of any other regulatory agency. It is the property owner's responsibility to ensure that the development complies with the requirements of any other regulatory agency or provisions of law prior to initiating development.

Appeal Rights

The Planning Director's decision on this matter will be final unless appealed to the Curry County Planning Commission within 15 days following the date of the mailing of the notice of appeal (postmarked date). Any appeal must meet the provision of CCZO Sections 2.120, 2.170, and 2.180.

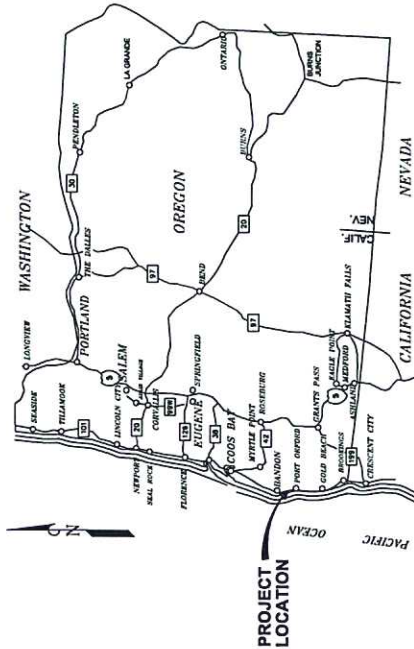

Becky Crockett, Planning Director
Curry County Planning Department


Date

OREGON RV PARK, LLC
48288 HAZEL ST. LANGLOIS, OR, 97450



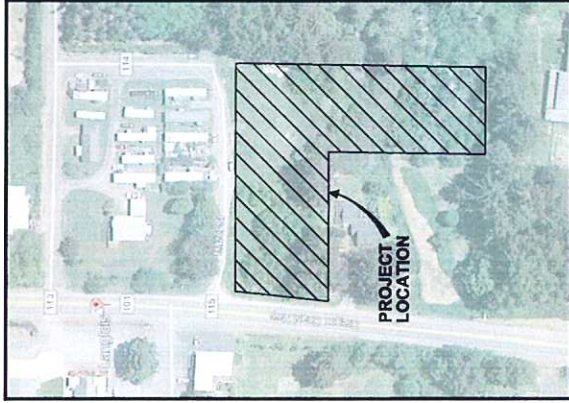
**LANGLOIS
RV PARK**



LOCATION MAP

SHEET INDEX

SHEET #	SHEET NAME
01	COVER
C1	PRELIMINARY DESIGN SET
C2	EXISTING CONDITIONS AND LEGEND
C3	SITE LAYOUT
C4	EROSION & SEDIMENT CONTROL PLAN



VICINITY MAP
NOT TO SCALE

LANGLOIS RV PARK PROJECT
PRELIMINARY DESIGN

PROJECT NO. 2204-086
AUGUST 2021

Lang No. GO AUGUST 2021	
OREGON RV PARK, LLC 48288 HAZEL ST. LANGLOIS, OR, 97450	
COVER	
Langlois RV Park Project	
Project No. 2204-148	Designed By: CSK Checked By: MD
REV. DATE	DESCRIPTION
BY	
486 E Street Coos Bay, Oregon 97420 Civil West Engineering Services, Inc. 541-266-8601 www.civilwest.com	
PRELIMINARY	

