

City of Maupin

IN THE MATTER OF THE)
SITE PLAN REVIEW TO)
ALLOW THE DEVELOPMENT)
OF AN RV PARK IN THE RC ZONE)

PLANNING COMMISSION
DECISION AND ORDER

FINDINGS-OF-FACT


1. Robert Miles requests a Site Plan Review of his proposal to develop a 34-space RV Park on property under his ownership at 304 Bakeoven Road.
2. The property is zoned Residential Commercial and is legally described as Taxlot 5600 of Tax Map 04S 14E 32. The subject area is currently vacant, though the proposed use will be operated in conjunction with the adjacent Imperial River Company facilities.
3. RV parks are a permitted use in the RC Zone, subject to Site Plan Review. The Planning Commission, the designated Site Plan Committee, reviewed the application at the regularly scheduled Planning Commission meeting on March 8, 2022.
4. Based upon the Findings in the Staff Report dated March 8, 2022, attached as Exhibit A, the Planning Commission determined the proposal to comply with all relevant criteria.
5. As the proposed RV park development is located partially within a FEMA designated wetland, the Planning Commission determined additional signage and notification to tenants to be necessary and are attached here as Conditions of Approval.

After reviewing the Staff Report and hearing from the applicant, the Planning Commission approved the requested RV park development with the following conditions:

1. The owner to install signage with the RV Park indicating traffic flow in the event of a flooding event.
2. All lease agreements between the owner and tenants must clearly state that the RV park is located within a floodplain.

APPROVED by City Staff and signed this 8th day of March 2022.

SIGNED



Planning Commission Chair

ATTEST



City Manager



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March 8, 2022

City of Maupin
Planning Commission
507 Grant Avenue
Maupin, Oregon 97037

Reference: Robert Miles RV Park Application
Staff Report

Report Prepared by: Kirk Fatland, Contract Planner
Applicant: Robert Miles
Procedure Type: Site Plan Review
Decision Date: March 19, 2021
Assessor's Map: 04S-14E-32
Tax Lot: 5600
Address: 304 Bakeoven Road
Comprehensive Plan Designation: Recreational Commercial
Zoning District: RC

Request and Background Information: The proposal includes a 34 space RV Park with electrical, water and sewer service as well as a 4,000 square foot camping area without services. All proposed camping areas are to be served by the restroom and shower facilities located within the adjacent rafting warehouse. A portion of the subject parcel is within the designated FEMA floodplain.

Recommendation: Planning Staff recommends approval based upon the following findings of fact.

SECTION 3.8 – RECREATIONAL COMMERCIAL “RC”

- A. **PERMITTED USES.** Subject to Site Plan Review.
1. Motel, hotel, recreational vehicle park, and campgrounds, including one on-site single family residence or apartment for the use of the owner or on-site manager of the facility.

Finding: The proposal includes a 34 space RV Park with electrical, water and sewer service as well as a 4,000 square foot camping area without services. These uses are allowed in the RC Zone, subject to Site Plan Review.

C. DIMENSIONAL STANDARDS. In the "RC" Recreation Commercial zone the following dimensional standards shall apply.

1. Height. Buildings, structures or portions thereof shall not be erected to exceed a height of two and one-half stories or 35 feet, excluding necessary public utilities and services.

Finding: No buildings are proposed. Improvements will consist of a gravel road as well as water, sewer and electrical services.

2. Area. No minimum lot size is required except as follows:

(a) The minimum area for automobile service stations, restaurants and cafes shall be 5,000 square feet.

(b) The minimum lot area for motels, hotels, or RV parks shall be 10,000 square feet.

(c) Yards. None required except where abutting a residential zone, the setback requirement of the residential zone shall apply to the abutting yards.

Finding: The subject parcel contains approximately seven acres exceeding the minimum of 10,000 square feet required of RV Parks in the RC Zone. Portions of the subject site abut the MD-R Zone, however no structures are being erected. All RV spaces will be located a minimum of ten feet from property boundaries.

D. PARKING REGULATIONS.

1. Section 4.8 shall apply. *Expansion or redevelopment of existing developed areas may seek a variance to these regulations under Article 6 of this Ordinance.*

Finding: No variances are requested.

2. Parking Area Approval. *Sufficient off-street parking shall be required for all uses. A parking plan shall be approved by the Planning Commission prior to permit approval. The area must be surfaced with asphaltic concrete, or other type of surfacing approved by the Planning Commission.*

Finding: Section 4.8 does not specifically address RV Parks, however it does specify "two spaces per mobile home space" which may serve as a guide to the Planning Commission to address the proposed RV parking. As each dedicated RV space will measure approximately 12 feet by 80 feet, parking will likely be available for an RV and one to two additional vehicles.

E. SANITATION REGULATIONS. *Before any structure or building is occupied it must be connected to the city sewer system.*

Finding: No structures are proposed to be constructed. Thirty-four proposed RV sites are to be connected to the City sewer system as part of this request.

F. LIGHTING *Artificial lighting shall be subdued and shall not shine, cause glare, or be unnecessarily bright on surrounding properties. Both interior and exterior lighting shall take into consideration the viewshed and shall be shielded or hooded to prohibit glare to impact adjoining properties.*

Finding: No lighting is proposed.

Article 7. Site Plan Review

SECTION 7.1

A PROCEDURES. *Before any building permit shall be issued in any zoning district requiring site plan approval, a site plan for the total parcel or development shall be prepared and submitted not less than twenty-one (21) days prior to the meeting date to the Site Plan Committee for approval. The site plan shall be drawn to scale and shall indicate the following.*

1. *Dimensions and orientation of the parcel*
2. *Locations of buildings and structures, both existing and proposed*
3. *Location and layout of off-street parking and loading facilities*
4. *Location of points of entry and exits for motor vehicles, and internal traffic circulation pattern*
5. *Location of walls and fences and indication of their height and materials of their construction*
6. *Indications of exterior lighting standards and devices*
7. *Location and size of exterior signs and outdoor advertising*
8. *Topography, grading and slopes where they affect relationship of the buildings and drainage*
9. *Indications of the heights of buildings and structures*
10. *Location and type of landscaping. A nominal amount of landscaping for new structures or parking areas is encouraged. The City discourages the use of Black Locust trees as a urban planning in the community.*
11. *Any other architectural or engineering data as may be required to permit necessary findings that the provisions of this Ordinance are complied with*

12. *A statement of proposed operations shall accompany the site plan. The statement should include a brief narrative of the nature of the activity, including number of employees, method of import and export, waste materials, etc.*

Finding: All relevant information has been submitted by the applicant to determine compliance.

FLOODPLAIN ORDINANCE 172

Article IV. Administration

14.10.120 Establishment of development permit.

(1) Development Permit Required. A development permit shall be obtained before construction or development begins within any area of special flood hazard established in MMC 14.10.070. The permit shall be for all structures including manufactured homes, as set forth in MMC 14.10.050, Definitions, and for all development including fill and other activities, also as set forth in MMC 14.10.050, Definitions.

Finding: The subject parcel is partially located within the FEMA designated floodplain. As all utilities are to be installed underground, the only development to occur will be the proposed gravel roadway which is to be constructed at grade. The proposal is not considered development and does not require a floodplain development permit.