

CITY OF MILTON-FREEWATER
PLANNING COMMISSION MINUTES
March 1, 2010

The Planning Commission meeting was called to order on Monday, March 1, 2010 in the Albee room at the City Library at 7:00 p.m. by Chair Charlie Good.

Commissioners Present: Chair Good, Commissioner Lyon, Commissioner Richardson, Commissioner Silva and Commissioner White.

Absent: Commissioner Gilmore and Commissioner Sherwin.

Staff Present: City Planner Gina Hartzheim and Planning Assistant Leah Gannon.

Citizens Present: Samantha Bates, Van Voorhies, John Douglas, Chris Wallace, Roger and Lewine Cosner, Susan Fitzpatrick, Mike Brumbach

Chair Good asked if there were any additions or corrections to the minutes.

No opposition or corrections to the minutes for February 1, 2010 meeting. The minutes were therefore approved.

Chair Good asked if there are any citizens with concerns in regards to items not on the agenda.

None of the citizens present had any comments.

The continued public hearing was next on the agenda for consideration of a conditional use permit from Bob Purefoy for construction of a 54 space RV Park located directly north of 123 S. Columbia, which is currently zoned as C-2 general commercial zone.

Chair Good read the rules for public hearings. Notice of the hearing had been published according to law, and no additional letters had been received.

Chair Good then stated concerns that had been raised which were: the fence issue of six foot verses eight foot fencing, the lighting of the park, ditch and water that goes across the property, clean verses investment of keeping it clean, trespassing issues from all of the neighbors, trees or shrubs for additional privacy, and trees that are over hanging at the present time, and the right to farm on the property surrounding the proposed site.

Chair Good stated he would like to put to rest the concerns with the issues for existing RV Parks. He stated the City is trying to address the issues. The City and the code enforcement office are becoming more proactive with the limited resources

the City of Milton-Freewater currently has available to them and will address those issues as time and money come available to resolve the issues.

Chair Good then addressed Commissioner Richardson and Commissioner Silva in regards to participating in the continuation of the hearing and asked if they felt they were informed enough to make decisions regarding the conditional use permit on the proposal by Mr. Purefoy. The Commissioners stated they were and there were no objections by those present.

City Planner Hartzheim went over the topics that were addressed during the previous meeting.

Chair Good then invited comments from those opposed.

Susan Fitzpatrick, 906 NE 1st, Milton-Freewater, stated there is always a camp host at other RV Parks or Camp grounds, and would like to inquire about having a camp host there 24/7, to oversee the park. Some one should be there with that size of an RV Park. She does not live within the city limits, therefore will have to call the state police and that will take more reaction time. She stated she would like to make sure the grounds are well kept.

Roger Cosner, 910 NE 1st, Milton-Freewater, stated at the last meeting he suggested a higher fence be installed. Seems to be some kind of a theory about only being able to have a six foot fence and has a list of fourteen different fences in different areas of the city between eight feet to twelve feet fence in height. Feels it is a reasonable request to have the eight foot fence for privacy and to keep guests of the RV Park from trespassing. Has a fifthwheel and has taken the liberty of measuring the top of his window in the fifthwheel and the top of the window is eight feet and six inches, so if the fence was only six feet they will be able to see into his yard. He is asking that the Commission make a condition to have the eight foot fence.

City Planner Hartzheim addressed the zoning that applied to all of the fencing fencing Mr. Cosner had mentioned, which was either Public Lands or Industrial. The zone for the RV Park is not zoned for the eight foot fence.

Chair Good suggested the installation of the shrubs. Possibly trees or arborvitae or other landscaping that can provide more privacy, just a discussion not a condition, but will have to then address the issues of the upkeep of the landscaping.

Mr. Cosner stated he wanted to address with Chris Wallace or Mr. Purefoy that maybe they can negotiate the shrubs and the questions of the irrigation line or the sewer.

Susan Fitzpatrick, inquired about landscaping and the upkeep of the property. She has issues with applicant not keeping up his property at the present time, and if

there is any additional shrubs or trees would like to make sure he is keeping up the property.

Mike Brumbach, 83834 Eastside Road, Milton-Freewater, stated he is pro growth, and feels we need to have codes for the RV Park. We are not taking care of the past, and need to make sure we are able to take care of the future. Wants to make sure the City ordinance is followed. One of the biggest concerns he has is that there needs to be year round tenants in the park to have the park pay for itself. There are a lot of people choosing to live in the RVs. He is concerned about the year round residence. There are concerns he has about the collection of junk or permanent structures guest might add on the property or space they are renting and making the property look rundown. What quality of fence will they be placing around the proposed RV Park? Mr. Brumbach expressed his concerns about the landscape and the upkeep of the RV Park. Wants to have faith in the Planning Commission to make sure they are taking care of this town and let applicant know he has to have a presentable and reputable RV Park.

Susan Fitzpatrick, wants to know what happens if the children at the RV Park hop the fence and drowns in her pool, who is going to be responsible? Wants to make sure Mr. Purefoy is responsible for the residence or visitors at the proposed RV Park. She stated she will post signs regarding no trespassing and beware of dogs.

Chair Good advised he understands her concerns, but the Planning Commission does not have that kind of authority to make applicant sign any kind of contract accepting responsibility.

Commissioner Lyon stated that if someone were to damage her property now the person who did the damage will be held responsible. The same would apply for the visitors or the guest of the RV Park. This would fall under the current laws that apply to trespassing.

Commissioner Richardson stated the parents are responsible for the children causing any injury or damage to any of the neighbor's property. These are laws enforced by the city and state not the Planning Commission. These are not conditions needing to be placed in this proposal.

City Planner Hartzheim addressed the issues of the new floodplain ordinance that is going to be in effect. Also in regard to that ordinance, there cannot be any permanent attached additions to the RVs. This ordinance will also apply to existing parks that concerns were expressed about before.

Mr. Cosner wants to know where the information about the one hundred eighty day floodplain ordinance came from.

City Planner Hartzheim stated the information she received was from the state floodplain liaison from DLCDC who is familiar with the floodplain statutes, but not sure if this is a federal law.

Chair Good stated at this time he would like to hear from the applicant.

Christine Wallace, representing applicant, stated Mr. Purefoy is in Seattle for medical reasons. The engineer stated irrigation will not be a problem and will be able to work out the issues so there is not any problem with the irrigation. Mr. Luisi called her and the only issue he had was the fence around the property, wants a deterrent fence; he is not concerned about the privacy. The property is zoned for commercial that is not something that Mr. Purefoy has changed so he will follow the zoning laws pertaining to the fence. Mr. Purefoy does not have any intention at this time to have an on sight camp host twenty-four hours a day seven days a week. This will depend on the needs and the success of the RV Park. He will have care takers to keep things cleaned up and manage the landscaping, not sure what the landscaping will be around the park. Did not believe the landscaping would be completely surrounding the property. Mr. Purefoy does still intend to move forward with the project.

Chair Good asked about the intentions with the low level lighting, Chris Wallace stated there will have to be a few lights that are not low level but the majority of the lighting on the property will be low level lighting. They are aware of the concerns of the neighbors not wanting to have lights shining in the house late at night.

Chair Good stated he wants to address the right to farm. Chris stated they will post a sign or give handouts to the guest of the RV Park for the right to farm and that spraying will be done during the times of farming. Chair Good asked if any other commissioners have any other questions.

Chair Nathan Lyon asked about the issues for the spacing between the RV spaces, if there was a twelve or a fifteen foot of space between the spots.

Chair Good asked is that as far as the recommendations from the Commission.

Commissioner Lyon stated there is a difference in the unit spaces from 54 to 49.

Chair Good stated there is a recommendation of fifteen instead of twelve. Chair Good asked Chris Wallace if she received a copy of the recommendation.

Chris Wallace replied they did receive a copy and Mr. Purefoy would like to have as many spaces as possible.

City planner Hartzheim stated staff believes the number of spaces would be 49 so there would be 6 unit spaces removed. If there were back to back tip outs there would not be enough space between the RV's with green space only.

Chris Wallace asked if there were any fire hazard concerns or ordinance involved in that decision?

City Planner Hartzheim stated there is a statement in the recommendation from the Fire Chief in regards to the fire hazard in the site plan review.

Chair Good confirmed Chris Wallace has the information provided from the Fire Chief.

Commissioner Silva asked about the pipe on the irrigation ditch asked if the ditch is open.

Mr. Cosner stated the pipe line that is running between the north of the property and south of the proposed property sight is a six inch steel pipe that is buried. The east west ditch is still used and is only partway piped. Mr. Cosner stated if you follow the north east corner of the Luisi property, the ditch comes down the east from the south east to the north east and runs to the north west to the highway. Then the ditch comes around and goes underneath by Safeway. Half way thru Mr. Purefoy's property 332 feet from the north east corner of the Luisi's property there is a pipe that runs north to north east First Street used to run down past the nursing home and go on out right now the pipe is capped at the end between Fitzpatrick's house and his house.

Commissioner Silva suggested that the ditch have the pipe finished where it runs along the RV Park. His concern is the raw sewage getting into the ditch causing ground water contamination and the safety of the guests of the RV Park.

Mr. Voorhies stated the bulk of the ditch except the last 50 or 60 feet is piped along the west side of the RV Park. He stated they have no problem extending that pipe the short distance, and may very well pipe the whole thing. They would prefer to have the ditch not in the park.

Chair Good asked if there were any other questions, or statements.

Mr. Voorhies stated that Mr. Cosner does have access to the pipe and they will work with Mr. Cosner to upgrade the pipe that goes along the park, would prefer for him to go farther south and around the house but no problem working with him as it is.

Chris Wallace has questions about the spacing, the staff recommended going down from 54 to 49 spaces and putting fifteen foot space versus the twelve in the plan now. City Planner Hartzheim stated the space would be fifteen instead of twelve in the middle of the park and would be the same as the perimeter spaces.

Mr. Voorhies stated he does not see any issues with the spaces. They will not have a big problem with the loss of the six spaces.

Mr. Cosner stated if you have a unit setting and you have a tip out there is 12 feet. With the awning out there is another 7 feet so you are talking about 19 feet total.

There was a short discussion regarding the layout of the park and fencing.

Chair good asked the Commissioners if there are any other questions.

None were asked.

Chair Good stated the public hearing was closed. [8:08:13 PM](#)

Chair Good called for a motion.

Commissioner White moved to approve the conditional use permit with the sight obscuring fence on three quarters of the property, any issues with the ditch within the confines of the park will be covered, the one-hundred and eighty day policy. Changes in the space from 54 to 49, and the information provided to the guests of the RV Park with regards to the right to farm and spray of the crops. Conditions also include that no permanent structures attached to the RVs or allowed for the guests of the park. Wants to add the condition of the 180 days to be enforced and kept until the levee is fixed, with a review at that time, with exception to the camp host. Lighting will be low level lighting and adopt findings of staff.

Commissioner Richardson moved to second the motion.

[8:24:29 PM](#)

Motion passed unanimously.