1. The Sewer Line needs to be inspected with a sewer camera image prior to hooking up to the main line of the City Sewer System.
   1. Client no longer plans to utilize existing lateral. Instead, new plan proposes to connect directly the sewer mainline (see Sheet C6).
2. The applicant needs to get well approval from the Oregon Health Authority and the Oregon Water Resources Department prior to approval.
   1. Client has registered well installation with the Oregon Water Resources Department and is currently collaborating with Daniel L Hough about making sure the system is compliant with OHA.
3. The applicant provides a more in-depth erosion control plan and storm management detailing best practices, stamped by the applicant’s engineer to be approved and utilized for the development.
   1. More detail provided in the Erosion Control Plan (Sheet C2) & Details (Sheet C3) and Site Drainage & Landscaping Plan (Sheet C7). The Rational Method for the 25-year, 24-hour return storm event was used to analyze pre and post development flows in respect to pre and post development impervious area change. The proposed design (Sheets C5 – C7) results in no significant difference of impervious ground since the majority of the site is already compacted gravel and the proposed design calls for an extra compacted rock section instead of an impermeable AC layer (as per AASHTO design guidelines) in addition to the installation of pervious detention swales to collect and percolate surface runoff. The longest pre and post flow path of 195 ft was used in the calculations at an average slope of 6.15% and a Manning’s Roughness coefficient, n, being 0.2. Being that the site is located in Zone 1 as per the Oregon Rainfall IDR Curve Zone Map, the resulting rainfall intensity and time of concentration of runoff results in a total design runoff volume of 327.5 cubic feet. Using this calculated value and the most conservative ksat values derived from the NRCS Web Soil Survey for the existing native ground, the runoff storage volume to be detained and percolated onsite is 78 cubic feet. Therefore, the proposed Site Drainage Plan calls for 2,080 square feet of detention area at a minimum depth of 6” filled with mulch and the appropriate landscaping as described in the plans (Sheet C7) and the O&M Manual, attached. This design will handle the worst assumed case that may result from the 25-year, 24-hour storm event. For more details behind the described analysis, see Drainage Report, attached.
4. The applicant shall comply with Section 17.16.060 for any archaeological discoveries that are made when development activity is taking place on Subject Property.
   1. Noted
5. Ensure that the demolition of one of the residences is the first stage of development and would constitute substantive progress for the purposes of acquiring an extension if necessary.
   1. Noted
6. Require landscaping to prevent visual blight, as previously recommended.
   1. See landscaping plan (Sheet C7).
7. Comply with State Building Codes requirements on RV parks, for the building permit and compliance with the State Fire Marshal for the access road at the time of Planning Commission approval of the layout. This will ensure that the proposal that is approved by the Planning Commission can be implemented. This may require reconfiguration of the current layout to permit ingress and egress from parking spaces and prevent random parking on the road or other areas.
   1. Signs were added to clarify entry and exit points alongside with designated parking stalls (Sheet C5). Fire access road designed to required standards.
8. The Applicants Engineer shall provide a topographic assessment for Planning Commission consideration and mark any slope hazard area that is 15% or more than 15% slope both on the map and on the property to prevent encroachment. This will ensure compliance with POMC Section17.16.080 so that a full Geologic Hazard Assessment is not required. The Geologic Hazard area marked on the site to comply with the map provided by the Applicant’s Engineer shall be inspected by the Port Orford City Administrator/Planning Director and the Public Works Director working with the Applicant’s engineer at a time designated suitable to both parties. Such a meeting may be organized through the Planning Technician and confirmed prior to the issuance of any Building Codes permit for the RV Park.
   1. Existing topographic slopes are noted on Erosion Control Plan (Sheet C2). Client and applicant have agreed to proceed with additional scope of work which included additional survey services.
9. The applicant shall provide a signed acknowledgement of 17.32.060 Time On a Permit for Conditional Use at the time of any approval.
   1. Noted.
10. Applicant submits a Replat to do a lot merger so that the two lots become one.
    1. Client and applicant have agreed to proceed further with this scope of work.
11. Any Extension to the Public Hearing from this November 7 public hearing will require a signature on the form titled 120-day Rule Waiver, Attachment E.
    1. Noted.