

Project Narrative

RV Park Project on 510 Madrona Ave

The proposed RV Park Project will include the development of six (6) RV spaces designated for long term usage (by the month). Associated improvements will include RV utility hookups (power, water, sewer – Sheet C6), landscaping (Sheet C7), and site lighting (Sheets C5 & C6). The proposed access will be a single-entry improved gravel-surfaced drive designed to handle a payload of 75,000 lbs located off Madrona Ave (Sheet C5). There will be a full-time site manager who resides at the current residential dwelling located within the proposed project area at 510 Madrona Ave on Tax Lot 300. Management will adhere to the supervision protocols outlined in OAR 333-031-0020, guaranteeing cleanliness and availability. Additionally, only RV models made on or after 2008 (15 years old maximum), will be allowed to the site.

The proposed project calls for the installation of 5 units which will include the demolition of the smaller existing structure (Sheet C5). A standard size of 30' x 40' are allocated to each designated RV spot that will be able to accommodate an average-sized, fully expanded “non-park model”, being 14.5' x 27.0'. Additionally, each spot will have landscaping for privacy, picnic tables, and fire pits (Sheet C5). 8 parking units (inc. 1 ADA) is to be included (Sheet C5) which meets the minimum requirement of 8 (5 RV spots x 1.5). For more detailed information, please refer to the Project Plans.

Additionally, the project will undergo a Lot Merger/Replat as required by the City and will be prepared concurrently with Civil West Engineering Services, Inc. and reviewed prior to final development and City signoff and inspection of the RV Park.

Please see the following for how each project section will comply with all applicable governing laws and standards:

Clarification of Definitions as per City of Port Orford 17.04.030

- “Recreational vehicle” means a vacation trailer or self-propelled vehicle or structure designed for frequent or constant highway use and for vacation recreational purposes, but not for normal residential purposes, and may be equipped with plumbing, sink or toilet.
- “Recreational vehicle park” means a place where two or more recreational vehicles, camping vehicles or trailers are located within 500 feet of one another on a lot, tract or parcel of land under common ownership and having as its primary purpose, the renting of space and related facilities for charge or fee, or the provision of space for free in connection with securing the patronage of a person.

RV Parks Overall Design and Construction - Oregon Administrative Rules Chapter 918, Division 650 establishes minimum safety standards for the design and construction of recreation parks and organizational camps, which includes RV parks. These standards are intended to protect public health and safety by ensuring that RV parks are constructed in a safe and sanitary manner.

Some of the specific requirements of OAR Chapter 918, Division 650 were included in the project design:

- ✓ RV parks must be located in areas that are zoned for commercial or industrial use (currently zoned 4-C).
- ✓ RV parks must have access to water and sewer services (see Sheet C6)
- ✓ RV parks must be well-maintained (see Narrative above)
- ✓ RV parks must be clean and sanitary (trash receptacles and recycling bins will be provided, see Sheet C5)

Water (Sheet C6) – There is an existing well on site with 40 gpm capacity and will be used to service each RV spot. The project will adhere to the following applicable standards and meet OHA requirements.

- ✓ OAR 333-061-0050: This rule establishes standards for the construction of new public water systems. The rule applies to all public water systems, including RV parks.
- ✓ Appendix E as adopted by the State of Oregon as part of the Plumbing Code for RV Parks
 - E501.1 Plumbing Systems: Plumbing systems shall be installed in accordance with the requirements of this code, appendix, and OAR Chapter 918, Division 650, where applicable.
 - E502.0 RV Park Potable Water Supply and Distribution
 - E502.1 Quality - The supply or supplies of water shall comply with the potable water standards of the state, local health authority or, in the absence thereof, with the Drinking Water Standard of the Federal Environmental Protection Agency.
 - E502.3 Supply - A minimum of 50 gallons (189 L) per day per site for sites with individual water connections.
 - E503.0 RV Park Water Connections for Individual RV's
 - E503.1 Location - Where provided, the water connections for potable water to individual recreational vehicle sites shall be located on the left rear half of the site (left side of recreational vehicle).

Sanitary Sewer (Sheet C6) – There is an existing sanitary sewer lateral that extends from the City mainline on Madrona Avenue to the southern edge of the property. The project plans to extend its service lateral to the City's 8" main line located on Madrona Ave. The project will adhere to the following applicable standards and requirements:

- ✓ City of Port Orford 17.12.030(d): This rule states that sewer service shall be provided by the City of Port Orford, will hookups installed to City standards (see Project Drawing Details)
- ✓ Table E 504.4 from the 2021 Oregon Plumbing Code provides minimum diameters of sewer lines serving RV sites. In the design proposed, the 4" new sewer lateral meets the outlined criteria.

Erosion Control (Sheets C2 & C3) – In order to construct the park, the existing ground will be disturbed but managed so that there is no long-term detrimental effects to the site and those surrounding it. The project will utilize common Best Management Practices (BMPs) adhere to the following requirements:

- ✓ City of Port Orford 17.17.050: This rule states that since the construction of the project will result in the excavation of more than 800 square feet of soil surface, all requirements of Chapter 17.17 must be met (see Erosion and Sediment Control Plan included within Project Drawings)

Storm and Surface Water Management – Since the proposed project does not call for the installation of new impervious paving, no additional runoff will be generated from the project (see Drainage Report). Ultimately, drainage flows northward where the existing ground will remain and serve as the infiltration area as per City of Port Orford 17.18.040 (see Sheet C7, Drainage Report, and Planter O&M).