

**\*DRAFT Summary of Applicable Planning Commission Discussion Items to be included within Proposed RV Plans for POC 23-02; summarized notes incorporate Planning Commission discussion at the Port Orford Planning Commission Continued Public Hearing, November 7, 2023**

1. See Exhibit C, Staff Report Addendum of November 7, 2023, Staff Recommended Conditions of Approval #1, re: Sewer Line inspection.
2. See Exhibit C, Staff Report Addendum of November 7, 2023, Staff Recommended Conditions of Approval #2, re: Well and Water approvals.
3. See Exhibit C, Staff Report Addendum of November 7, 2023, Staff Recommended Conditions of Approval #3, re: erosion control plan and stormwater management best practices, layout of graveled areas and areas for parking. Include a plan of all areas to be covered with required durable and dustless surfaces, including any surfaced driveway to parking spaces. The percentage of permeability is to be determined for the surface and added to the storm management calculations by engineer. Parking areas and road areas need markings on plans and on site for clarification as to usage and separation markings onsite from other uses.
4. See Exhibit C, Staff Report Addendum of November 7, 2023, Staff Recommended Conditions of Approval #4, re: Archaeological discoveries made during development activity.
5. See Exhibit C, Staff Report Addendum of November 7, 2023, Staff Recommended Conditions of Approval #5 not deemed applicable at this time.
6. See Exhibit C, Staff Report Addendum of November 7, 2023, Staff Recommended Conditions of Approval #6, re: Landscaping necessary to prevent blight, including landscape and hardscape plans for 6' cedar fence around property; 10' trees at north and eastern property lines with height, spacing and species spelled out; optional rock features; planting plans need to show height at full growth, and how watering and other maintenance will be accomplished to support growth of new plantings.

Native plants or plants that can normally thrive without watering, sizes and species expected at maturity, along with any efforts needed to maintain and sustain plants with water and care that they need to thrive needs to be presented as part of any request for

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approval. The OSU Extension Department provides Tree and Plant Lists for Southwestern Oregon; please consult with them when selecting and naming plants.

7. See Exhibit C, Staff Report Addendum of November 7, 2023, Staff Recommended Conditions of Approval #7, re: compliance with State Building Code requirement and reconfiguration of plans with regard to any stacked parking; define parking and RV areas separately with dimensions for each. Exact locations and measurements on layout of all parking spaces are to be included. Any stacked parking is to only count as one vehicle; no parking to impinge on 20' fire lane. Parking adjacent to 20' fire lane needs signage and striping.
8. See Exhibit C, Staff Report Addendum of November 7, 2023, Staff Recommended Conditions of Approval #8, re: topographic assessment, plus walls or barriers to control slope runoff and separation of developable area from area of 15% slopes. Any development or use of 15% slopes would require a Geological Hazard Assessment by a Geotechnical Engineer, which would be an added project that has not been considered as part of this proposal.
9. See Exhibit C, Staff Report Addendum of November 7, 2023, Staff Recommended Conditions of Approval #9, re: Timelines for Development following approval of the Conditional Use Permit.
10. See Exhibit C, Staff Report Addendum of November 7, 2023, Staff Recommended Conditions of Approval #10, re: Lot Merger/ Replat to be required and may be prepared concurrently and reviewed prior to final development and City signoff and inspection of the RV Park.
11. The applicant signed the 120-day waiver on November 7, 2023, to permit a Continuance to December 5 and days to allow for further communications and appeals as described in Exhibit C, Staff Report Addendum of November 7, 2023, in reference to Section 17.04.155, page 8.
12. Any habitable structure on the property must be inspected by Curry County Building Department to confirm it conforms to building codes for its use before city licensing of the RV Park.

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13. The applicant is to provide complete plans with regard to which building would be removed and the layout that would be clear about what is proposed and what is to be approved.
14. Traffic flow needs to be shown on the Site Plan(s) with directions, “do not enter” signs as appropriate, and separation of parking area from the road if the road is increased to permit parking. If the road width does not accommodate parking, then the signing should state such.
15. Show how all proposed lighting will comply with the Outdoor Lighting Code, Chapter 15.17 of the Port Orford Municipal Code.
16. Show location commercial trash and recycle receptacles for use of the tenants of the RV Park.
17. Any fees for professional services, System’s Development Charges (SCD’s) hookups, and other City services must be paid to the City of Port Orford prior to the City’s final inspection for licensing the RV Park.

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