

SUPPLEMENTARY STAFF REPORT

Date: February 8, 2022
To: Westfir Planning Commission
From: Gary Darnielle, LCOG
Re: New Material Submitted into the Record in Support of CUP2021–001 Trans Cascadia Excursions

At the November 22 hearing, the Westfir Planning Commission heard testimony from the representatives of Trans Cascadia Excursions regarding its application for a conditional use permit for a campground. At the end of the hearing, the Commission had a number of questions about the conditions of approval proposed by the staff report and expressed a desire for an updated site plan showing septic and campfire information, noise mitigation information, and a traffic study. In order to address these concerns, the record was held open to allow the applicant to provide additional evidence addressing these issues and the hearing was continued until February 15, 2022.

During the open record period, the applicant has supplied new information that addresses the questions and concerns raised by the Commission. The following is a summary of the new information:

Character of the Community

The November staff report noted that the overriding theme of the Comprehensive Plan is the need to maintain the small community character of Westfir and this was a major concern raised by community members who testified at the November hearing. The applicant has addressed this issue, in part, through a narrative that chronicles the sport of mountain biking in the Westfir/Oakridge area. The narrative points out that the Alpine Trail, which begins in Westfir, is the heart of mountain biking recreation in the area and that an estimated 20,000 mountain bikers visited the Westfir portal trailhead in 2021. Finally, the narrative documents that mountain biking has been a significant use in the Westfir area for over 25 years.

Campground Rules

The applicant has provided the rules by which the campground will be operated. They contain quiet hours, from 10:00 pm to 8:00 am; and a restriction on cooking to propane cooking equipment and propane fire pits. No burning fires are allowed and smoking is only allowed in designated areas. In addition, generators are prohibited.

Log Scale Café

Additional information has been provided about the café on Tax Lot 119 including a detailed building plan. The building is intended to serve as an office and a café. The latter will serve breakfast and lunch, consisting of light beverages and snack foods that obtained through an ordering window. It will use a griddle with smoke hood, refrigeration system, dishwasher, espresso and coffee machines, beer kegerator and walk-in cooler. As noted below, the café will share the campground's septic tank system.

Revised Site Plan

The applicant has submitted a landscape plan that has more detail regarding the entrance onto North Fork Road, the internal vehicle accessway, and the location of the detention basin. The plan shows the location and general size of trees and notes that all landscaped areas shall be irrigated

Noise Study

The applicant has retained an acoustical engineer to develop a noise study. The noise study contains a survey of the existing ambient (background) noise levels in the area adjacent to the proposed campgrounds; and specifically identifies noise sensitive areas such as the residences located adjacent and to the south of the campground. The study identifies the typical type of noises that would occur within a campground and analyzes their loudness at various locations adjacent to the campground.

Accompanying this study is a map showing the location of the proposed sound-mitigating berms and tree canopy. The study proposes an 8' berm and 8' sound fence in critical locations along the periphery and within the campground that mitigate noise levels produced by anticipated activities within the campground.

If the City approves the conditional use permit then the conditions of approval should incorporate the location of the sound berms and fencing and their attributes (height, composition, etc.)

Traffic Study

The applicant has commissioned a trip generation study from Transight Consulting, LLC for both the campground and the Crow's Feet site review permit. The study anticipates a pathway between the two uses that will reduce the traffic impacts on North Fork Road and Westoak Road.

The trip generation study relied upon the ITE (International Traffic Engineers) trip generation manual that provides trip rates based upon different land uses. The analysis assumed full occupancy of the campground during the summer months. The study concluded that the campground would only generate 8 trips during peak traffic (commute) hours when at full capacity. The study also noted that the trip generation estimates are over generous because (1) the campground is located adjacent to the mountain biking portal and (2) because of the internal pathway to the Crow's Feet Outpost, one of the more likely destinations for campers looking for food and bike repair/accessories. Overall, the campground is expected to generate about 80 weekday daily trips during the peak summer months and about 24 weekday daily trips during the off-season.

Septic Analysis

The applicant has commissioned a preliminary septic system analysis for a system that will serve both the campground and the Log Scale Café. Based upon an estimated flow of 2830 gallons per day (GPD), a adequately sized septic tank to serve a leach field of 9430 lineal feet is required (50 feet/150 gpd). It should also be noted that Crow's Feet Outpost will require an enlarged septic tank system; a portion of which will have to be located on Tax Lot 129. Trans Cascadia Excursions will have to have the owner of the two tax lots approve the encroachment and an easement will have to be provided to allow that to happen.

The location of the septic tank and leach field will be southeast of the common bathroom; shown as being in either of the two areas identified in Figure 1, below.

Figure 1



Conditions of Approval

The November 15, 2021 staff report contained seven (7) suggested conditions recommended if the Planning Commission decided to approve the application for a conditional use permit. Staff has revised and enlarged this list of conditions based upon comments from the Commission and the new information supplied by the applicant.

1. *The project be constructed as depicted in the revised site plan.*

This condition remains the same except that it applies to the Schematic Landscape Plan (LS1.01, dated January 24, 2022, and the Schematic Landscape Design Plan (LS1.01), dated September 14, 2021.

2. *The drainage swales be enlarged to accommodate a flood control event.*

This condition generally remains the same except that it should be reworded to say that the drainage swales shall be “sized” to accommodate a flood control event.

3. *The septic tank system serving the Log Scale Building (proposed restaurant) be inspected and, if necessary, repaired or replaced prior to the operation of the restaurant.*

This condition should be removed as the applicant has now determined that the septic system for the campground will be sized to accommodate the Log Scale Building.

4. *Campground rules shall be prominently posted and shall specifically address fire and noise restrictions. In specific, the rules shall not permit visible smoke from a campfire to leave the boundaries of the campground.*

The applicant has published the campground rules. In regard to noise, the rules address quiet hours and forbid the use of generators. The dog runs have been moved to the northern perimeter of the campground. In regard to fires, the rule prohibit burning fires and only allow propane cooking equipment and propane fire pits. Smoking is allow only in designated areas.

5. *The apron approach to North Fork Road for both access points shall be improved to the standards recommended in the US Forest Service. (Contained in the 11/02/21 comments from Carlos Velez)*

This condition remains the same.

6. *The applicant shall grant necessary easements for electrical and water service, where applicable.*

This condition remains the same.

7. *The proposed development will implement City lighting standards, as found in Subsection M of Section 23.6.0 of the WDC.*

This condition remains the same.

Additional conditions:

8. *The applicant shall construct and maintain sound-mitigating berms, fences and vegetation as proposed by the January 19, 2022 Community Noise Study authored by Arthur Noxon, PE and the Schematic Acoustics Mitigation Plan drafted by Szabo Landscape Architecture, dated January 24, 2022.*

The ability of the campground to operate in a manner that does not produce adverse noise impacts on the surrounding neighborhood is reliant upon the mitigation proposals contained in the Community Noise Study and as identified in the Schematic Acoustics Mitigation Plan.

9. *The applicant shall create a pathway and entrance onto Tax Lot 129 so that campground attendees have an efficient route to access the commercial uses on that tax lot.*

The traffic impact study, to a small degree, relied upon ready access between the campground and Tax Lot 129 to lessen the traffic on North Fork Road and Westoak Road.

10. *Prior to the issuance of an occupancy permit, the owner of Tax Lots 129 and 124 must provide a recorded easement that allows the encroachment of the Crow's Feet Outpost septic tank system onto Tax Lot 129.*

Motions available to the Planning Commission:

1. Denial of the application for a conditional use permit for the camping operation.
2. Postpone the decision to accept additional information into the record.
3. Approve the application for a conditional use permit for the camping operation based upon findings in the staff report.