

**FINAL ORDER IN CUP2021-001
WESTFIR PLANNING COMMISSION**

WHEREAS, the City of Westfir received an application for a conditional use permit on September 13, 2021, and the application was assigned a file number of CUP2021-001; and

WHEREAS, the applicant in this matter is Blair Banker, dba Trans Cascadia Excursions, and the property owners are Robert and Christie Newland, who have granted their power of attorney to Bill Newland; and

WHEREAS, the requested conditional use permit is for a campground located on Tax Lot 129, Assessor's Map 21-35-07-40 and a café, located on Tax Lot 119, Assessor's Map 21-35-07-40; and

WHEREAS, the application CUP20021-001 was deemed complete on October 12, 2021; and

WHEREAS, a public hearing was held on application CUP2021-001 on November 22, 2021. This hearing was continued to February 15, 2022, at which time the Commission orally approved the conditional use permit; and

WHEREAS, the processing of CUP2021-001 was done in accordance with the notice requirements of Section 3.2.5 of the Westfir Development Code.

NOW THEREFORE, the Westfir Planning Commission hereby orders the following:

Section 1. Approval. Application CUP2021-001 for a conditional use permit is approved, subject to the conditions outlined in Section 3, below.

Section 2. Findings. This Order is supported by the findings of fact and conclusions of law contained in Attachment A to this Order and incorporated by reference herein.

Section 3. Conditions of Approval. The following are the conditions adopted in support of the approval of CUP2021-001:

1. *The project be constructed as depicted in the Schematic Landscape Plan, dated 1/24/2022.*
2. *The drainage swales shall accommodate a flood control event; consistent with the Tentative Campground Grading and Drainage Plan, dated 1/10/2022.*
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.*
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.*

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)*
6. *The applicant shall grant necessary easements for electrical and water service, where applicable.*
7. *The proposed development will implement City lighting standards, as found in Subsection M of Section 23.6.0 of the WDC.*
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.*
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.*
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.*

ADOPTED MARCH 7, 2022, BY THE WESTFIR PLANNING COMMISSION AND SIGNED BY THE PLANNING COMMISSION CHAIR.

AYES: _____
 NAYES: _____
 ABSTAIN: _____

 Melody Cornelius, Chair

 Date