

**Public Hearing**  
**Rural Girl Investments, LLC Conditional Use Permit Application**  
**February 7, 2022**  
**7PM Wolf Creek Grange**

Attendance: Mayor John Frieboes, Councilors Logan McCrae, Justin Wright, Jeff Grende, Joyce Lawyer. City Recorder Beth Wendt, Applicant Stephanie Carter for Rural Girl Investments, Don Dodson, Jeff Nielson, Dave Rose.

Mayor Frieboes called the meeting to order. He asked for old business that needed attention before opening the public hearing. There was none.

Mayor Frieboes opened the Public Hearing and asked if the Council had any ex parte contact. There was none. Beth gave a Staff Report. The applicant applied for a Conditional Use Permit to add 6 RV spaces to the current Wagontracks RV Campground and Storage on lots 400 and 401 at 500 1<sup>st</sup> Street (corner of 1<sup>st</sup> and Center Streets). The subject property is adjacent to property already being used as an RV Park and storage which already has a Conditional Use Permit. Criteria for a conditional use in the Industrial Zone are found in Zoning Ordinance No. 1983-3 Sections 5.02, and criteria for the Conditional Use Permit are found in Section 10. Parking criteria for all zones is found in Section 8.07. The property is in the Industrial Zone and the use can be allowed by a Conditional Use Permit provided the use is not objectionable due to odor, dust, smoke, noise, vibration or appearance and does not create a nuisance to adjacent activities. The application includes the addition of six 20'x70' RV spaces, a storage facility and a restroom. The main ingress and egress access will be from 1<sup>st</sup> Street with an additional access from Center Street for the storage facility. Water & sewer services are already provided to the property.

Stephanie Carter was asked to present the application. Stephanie is the member/owner of Rural Girl Investments and owner of the RV Park business. The subject property has been vacant since at least 2004 when it was used as a truck wash. The storage building on the property is in excellent condition. Stephanie proposes to extend the RV Park by adding 6 RV spaces. If approved, the remaining part of the truck wash will come down and the property will be leveled and engineered in preparation for the RV sites and will be landscaped. Infrastructure already exists to the property line for water, sewer, and electricity on the west side. The plan includes a landscaped set back and the RV sites will be 20' x 70' each. Stephanie envisioned it to be a real improvement to the property and since the City has had a problem with RVs on right-of-ways and people living in RV's outside of an RV Park, this could be a partial solution. The 12'x12, pump house is in good condition and will be turned into a restroom facility.

John asked for testimony supporting the application. Jeff Nielsen thought it was a great idea. For the record, Beth read a letter submitted by William Howell of Oregon Trail Seeds. He didn't oppose the application but was concerned about residents of the RV Park driving across his lots and requested that the applicant be asked to build a fence around his property to keep RV residents off his property.

John asked for testimony opposing the application. There was none.

Stephanie was given a chance to rebut any testimony. Stephanie noted that her plan included a fence between her property and that of Oregon Trail Seeds on the east/west boundary from 1<sup>st</sup> Street to the alley. However, she felt it shouldn't be her responsibility to fence anything along the alley, and especially not on someone else's property.

There was no further public comment. The hearing was closed to the Public and the Council was given opportunity to ask questions and deliberate.

Joyce wondered if spaces would be rented on a monthly or annual basis. Stephanie said her contracts are month to month. Since she bought the property, she has developed an application process that gives an extended stay opportunity. She does a background check and rental history. Her intention is to have good tenants but she can also do nightly rentals. Joyce asked if Stephanie had noticed any problems with the

park residents driving across the Oregon Trail Seed property. Stephanie didn't know anything about it until the letter. She reiterated that she felt it was up to the property owner to fence his own property. Logan felt the park was run professionally. It is clean and tidy. He appreciated having contracts to hold residents accountable. Beth noted that it is a requirement of a Conditional Use Permit for a travel trailer park that all spaces must be a minimum of 2000 square feet and 10'x 60'. Stephanie noted that the proposed spaces were 20'x 70', which is larger than the requirement and other spaces in the existing park. But there is no way to have a standard 8' unit with a tip-out and still be 15' from the next RV. She asked if it could be an exception. Beth noted that the ordinance is a bit contradictory by requiring 2000 square feet and 10' x 60'. John thought most RV park spaces were a lot closer. Stephanie thought the tip-outs were normally about 3' and they can be on both sides. Her rental agreements require that the RV has to be less than 400 square feet including all slides. Stephanie thought the other spots were about 18'. Jeff agreed that it should be the property owner's responsibility to fence off their own property. Logan wondered if we could ignore the minimum dimensions. Beth didn't think so as it is one of the required criteria of a travel trailer park. However, it could be allowed as part of the Conditional Use Permit approval.

Logan moved to approve the Conditional Use Permit Application from Rural Girl Investments for a 6 space RV expansion to the Wagontracks Campground RV and Storage to be located at 500 1<sup>st</sup> Street on the corner of 1<sup>st</sup> and Center Streets on lots 400 & 401 in the City of North Powder. The Permit shall include the following conditions:

1. The Conditional Use Permit shall replace the existing Conditional Use Permit for the existing RV and Storage site located at 160 D Street and shall include 6 additional RV spaces, a storage building and a restroom, for a total of 19 RV sites, 1 office site, 3 restroom facilities, and 3 self-storage buildings.
2. The Conditional Use Permit shall be issued in the name of Rural Girl Investments LLC but may be transferable upon transfer of ownership of the property and business.
3. No travel trailer shall be located within 15 feet of the outside boundary of the park, nor closer than 12 feet (not including slide-outs) from any structure or travel trailer within in the park.
4. The dimensions of each space shall be 20' x 70'.
5. The Campground shall be fenced to a minimum height of 4 feet on the west side between 1<sup>st</sup> Street and the alley.
6. No changes, alterations or additions to the approved Conditional Use Permit may be done without a new Conditional Use Application and approval from the City Council.

Jeff seconded the motion. All were in favor.

Jeff wondered if Stephanie would have to come back to the City to negotiate sewer and water rates. Beth thought she would have to work with Rick to determine the service and meter size. Stephanie wondered if sewer rates were determined according to water use. Beth noted that our sewer rates were determined according to estimated "residential units". Stephanie noted the existing park has a 1" and a 1 1/2" water connection. Logan commented that it has been a real issue with people wanting to live in an RV on their own property. We want to discourage people from living in RVs outside of an RV Park but they can purchase a short term permit. The permit fee is \$300 per month and includes water and sewer. Jeff asked how long Stephanie predicted it would take to complete the project. Stephanie thought it would take at least 2 years.

Beth will send out notices of the Council decision within 5 days.

Meeting adjourned at 6:35PM.

Respectfully submitted,

Attest:

Beth Wendt  
City Recorder