



REFERRAL AND ACKNOWLEDGMENT

Date: January 24, 2024
File # DR 24-02 & CU 24-01
Owner/Applicant: Victor Broto Cartagena
Map/Taxlot: 5226-C0-00300
Site Address: 32180 Pittsburg Rd St Helens, OR 97051
Zone: PF-80
Size: 20 Acres

NOTICE IS HEREBY GIVEN that Victor Broto Cartagena submitted applications for a Conditional Use & Design Review in order to operate a private campground located at 32180 Pittsburg Rd St Helens, OR.

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on **March 4, 2024**, starting at **6:30 p.m. at 1054 Oregon Street St Helens, OR 97051**.

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/880602597> **You can also dial in using your phone.**
Access Code: **880-602-597** United States (Toll Free): 1 866 899 4679

Hearing Date: **March 4, 2024** Please Return By: **February 5, 2024**
Planner: **Debbie Jacob**

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

- We have reviewed the enclosed application and have no objection to its approval as submitted.
- Please see attached letter or notes below for our comments.
- We are considering the proposal further and will have comments to you by _____.
- Our board must meet to consider this; we will return their comments to you by _____.
- Please contact our office so we may discuss this.
- We recommend denial of the application, for the reasons below:

COMMENTS: Owner will be required to obtain any Required Building, Electrical,

Plumbing & Mechanical Permits. All Structures That will be used for Camp
Attendee will need to have a change of occupancy
and need to meet OREGON Structural Special Codes

Signed: [Signature] Printed Name: Don VanDamen
Title: Building Official Date: 1-24-2024

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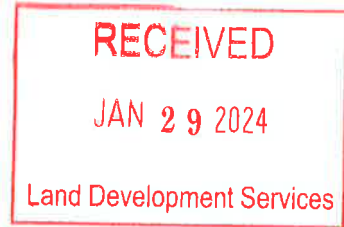
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COMMENTS: The applicant will be required to pursue an Authorization Notice w/ a site visit to approve the septic system for the proposed changes in use. The applicant may propose portable facilities for any temporary uses which will be considered in the
Signed: EO Council Printed Name: Erin D. Council
Title: REHS Date: 1/30/24

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
Planning Division
COURTHOUSE
ST. HELENS, OREGON 97051
Phone: (503) 397-1501 Fax: (503) 366-3902

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- We recommend denial of the application, for the reasons below:

COMMENTS: _____

Signed: Crystalyn Bush Printed Name: Crystalyn Bush
Title: Resource Conservationist Date: 1/26/2025

Deborah Jacob

From: Scott Toenjes
Sent: Thursday, February 29, 2024 5:21 PM
To: Planning Department.UserGroup
Cc: Sara Smith; Michael Russell; Grant DeJongh
Subject: 32180 Pittsburg Road, Victor Broto Cartagena, DR 24-02 & CU 24-01
Attachments: 0634_001.pdf

Here are the Columbia County Public Works Department's comments for this Design Review and Conditional Use Application:

1. Applicant must obtain an access permit for the existing access. The original access permit was approved with requirements based off of the original use of this property as a single family dwelling. The private campground that is being proposed at this property will greatly increase the number of trips in and out of the access. Therefore, it will need to be permitted again with requirements that reflect the additional traffic it will experience.
2. The Public Works Department will require a traffic impact analysis (TIA) to be done for this application. This Design Review and Conditional Use application triggers a TIA under section 1450 of the Columbia County Zoning Ordinance for the following reasons: The campground will have 30 potential vehicles from guests; this does not include employees. This means there is a potential for at least 30 trips and these may fall during the PM or AM peak hours. This would meet the criteria under subsection B of section 1450. Additionally, the location of the existing access driveway does not meet sight distance standards and will create a safety hazard. See section 1450.1.F of the Columbia County Zoning Ordinance. This is also a change in use of the property and would fall under 1450.1.A. The results of the traffic impact analysis will help the Public Works Department determine what potential improvements or signage will need to be made to accommodate this campground.

Thank you.

Scott Toenjes | Engineering Technician | Columbia County Public Works
1054 Oregon Street, St Helens, OR 97051
503-366-3963 | F 503-397-7215 | scott.toenjes@columbiacountyor.gov

Service ~ Engagement ~ Connection ~ Innovation

