

CITY COUNCIL APPEAL DECISION

Belmont RV

Land Use Application Nos.:	APP-21-001 (Appeal)
Hearing Examiner:	Joe Turner, AICP City of Woodland Hearing Examiner
Decision Issued:	May 4, 2021
Appellants:	Jay Dawson Sam Nigro
Date of Appeal:	May 18, 2021
Date of Appeal Hearing:	June 1, 2021 and continued to July 19, 2021
Date of Council Decision:	July 19, 2021
Authorization for signature of decision:	August 2, 2021
DECISION:	<u>Reject appeal APP-21-001 and uphold the Examiner’s Final Order issued May 4, 2021</u> (CUP-20-001/SPR-20-011/SEP-20-016)

I. DESCRIPTION OF PROJECT

Belmont Loop Storage, LLC proposed a full-utility hookup RV park with an office, restrooms, and a shower/laundry facility at 1860 & 1876 Belmont Loop.

II. DESCRIPTION OF APPEAL

A timely appeal of the Examiner’s Decision was filed, alleging that the Examiner erred in issuing his decision for the following reasons:

1. A public welfare argument regarding the misinterpretation of the Police Chief’s comments.
2. A public welfare argument regarding the City’s ability to perform code enforcement.
3. A public welfare argument regarding safety impacts to neighboring businesses and properties related to compatibility and conditional use standards.
4. A public welfare argument regarding the compatibility of an RV park with the neighborhood.
5. The Examiner’s reluctance to apply the applicability statement to interpret comprehensive goals and polices (in context of the neighbor’s arguments).

6. The City's ability to apply a "very good condition visually and mechanically" standard to RVs in the park.

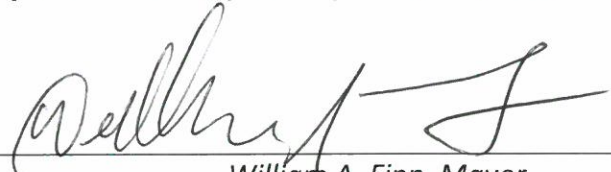
III. REVIEW AUTHORITY AND APPEAL PROCEDURE

Per WMC 19.08.030 and 17.81.020, Conditional Use Permits are reviewed by Hearing Examiner. In this case, the Site Plan Review (SPR), Conditional Use Permit (CUP), and SEPA checklist were consolidated for review by the Examiner under WMC 19.08.020. Appeals of CUPs are heard at a closed record appeal hearing before the City Council. (WMC 19.08.030) All applicable avenues for administrative appeals within the City are now exhausted, and judicial appeal of the City's decision may now be possible. Any judicial appeal should be made to the Cowlitz County Superior Court in accordance with RCW 36.70C and any other applicable law.

I certify that the above stated decision, i.e. the rejection of the appellants' appeal to the City Council, was the decision made by the City Council on July 19th by voice vote and formally entered on August 2, 2021.

Issue Date: 8/3/2021

Signature:



William A. Finn, Mayor

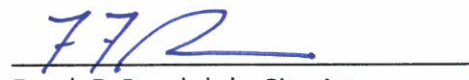
cc: Parties of Record
City Council
Mayor
File
Posted - City Hall, Post Office & Website

Attest:



Georgina D. Anderson, Deputy Clerk/Treasurer

Approved as to form:



Frank F. Randolph, City Attorney