

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, September 19, 2018

Agenda Item 4

Applicant: Gregory & Susan Andrews (owners) and Mikael Andrews (agent)

Request: Conditional Use Permit (CUP) – Expansion of a Nonconforming Structure

Background: The applicants own a business called M.A.R. Power Sports that is located in a shed on the south side of the property. This business is a small engine repair shop and lawn equipment dealership. The applicants received site plan approval in 2015 and a land use permit in 2016 for a 12'x56' lean-to addition to the north side of the structure.

They are requesting to expand the existing 26'x56' nonconforming structure by adding 40'x50' to the west side of the shed. From the centerline of town road 180th Avenue, the south side of the existing shed is 51.5' and the north side is 77'. The setback for structures on a town road is 75 feet from the centerline of the road. The proposed expansion will not encroach more than the 51.5' to the centerline of 180th Ave and will remain out of the town road right-of-way.

Issues Pertaining to the Request:

- This parcel is 1.01 acres and is located in the SW ¼ of the SE ¼ in Sec. 35, T25N, R18W, Town of Trenton. The property is zoned Commercial.
- PCC § 240-67A.(2) states, “Additions to or extensions of nonconforming structures are permitted, provided that such additions or extensions comply with all the provisions of this chapter or a conditional use permit is granted as provided in § 240-76.”
- PCC § 240-76A states “Applicability. A conditional use permit shall be required for the establishment of each use permitted as a conditional use and for an addition to or expansion of a nonconforming structure, or expansion or intensification of a nonconforming use.”
- Pierce County Code (PCC) § 240-27C states, “Town highways. Except as provided in Subsection E, the required setback for all structures fronting on all town highways shall be 75 feet from the center line of the road or 42 feet from the edge of the right-of-way, whichever is greater.”
- The existing topography is a gradual slope toward the southwest of the property.
- The existing septic system is located on the north side of the shed and appears to meet the required setbacks from the proposed addition. The existing well is located northwest of the shed and also meets setbacks.
- Adjacent land uses and zoning districts of surrounding the property are commercial.
- The nearest driveway is west of the existing shed on this property. The proposed expansion will extend into a portion of the driveway. Knudsen Trucking uses this driveway as access to their business and both owners, Dennis Knudsen and Terry Skorude, signed a document stating that they have no issues with the proposed addition. The driveway will still remain about 29.8' to 32.3' wide.

Applicant: Gregory & Susan Andrews
September 19, 2018
Expansion of Nonconforming Structure

- The proposed expansion is west and away from the road setback so will not affect travelers along 180th Avenue.
- No permit renewal is needed for this request.
- The Town of Trenton recommended approval of this request on 4-10-2018. The Town suggested the following condition: "The addition shall not be any closer to the street than the existing building."

Recommendation:

Staff recommends the Land Management Committee consider the above and determine whether the proposed expansion would be contrary to the public interest, or detrimental or injurious to public health, safety or character of the area. If found to be not contrary to the above, staff recommends that the LMC approve this conditional use permit with the following conditions:

1. Activities shall be conducted as submitted in the application and as presented to the LMC. If plans are modified, the applicant shall go back to the Town for review and back to the LMC for reconsideration.
2. The applicants shall stay out of the road right-of-way and maintain the 51.5 ft setback from the centerline of 180th Avenue.
3. The applicants shall follow Pierce County Solid Waste Code Ch. 201 and Wisconsin Administrative Code NR 447 for disposal of used and unusable building materials.
4. The proposed expansion shall be completed within 12 months of CUP approval.
5. Applicant shall contact the Town Building Inspector, All Croix Inspections, to determine if a building permit is required and shall secure any permits determined to be necessary.

Submitted By: Emily Lund
Assistant Zoning Administrator

Pierce County

Zoom In Zoom Out Pan Zoom Prev Zoom Next Zoom Select Zoom Extent X/Y Map Tips Measure Pictometry Legend Results View Clear Search Identify Links Print Map Reports

Navigation

Measure

Distance Feet

Area Square Feet

Segment (ft.)

Total (ft.)

20.37

20.37

Show labels while drawing

Toggle measurement labels

Stream Mode

Snapping Mode

Clear Last Clear

Parcel Number	Alternate Parcel Number	Tax Year	Municipality	Plat Type	Plat Description	Block	Lot	Acres	Section	Township	Range
					NEW Edition to property line is 35' to west and 100' to North property line						
					GIS SHOWING 40' x 50' Edition off west side of EXISTING structure						

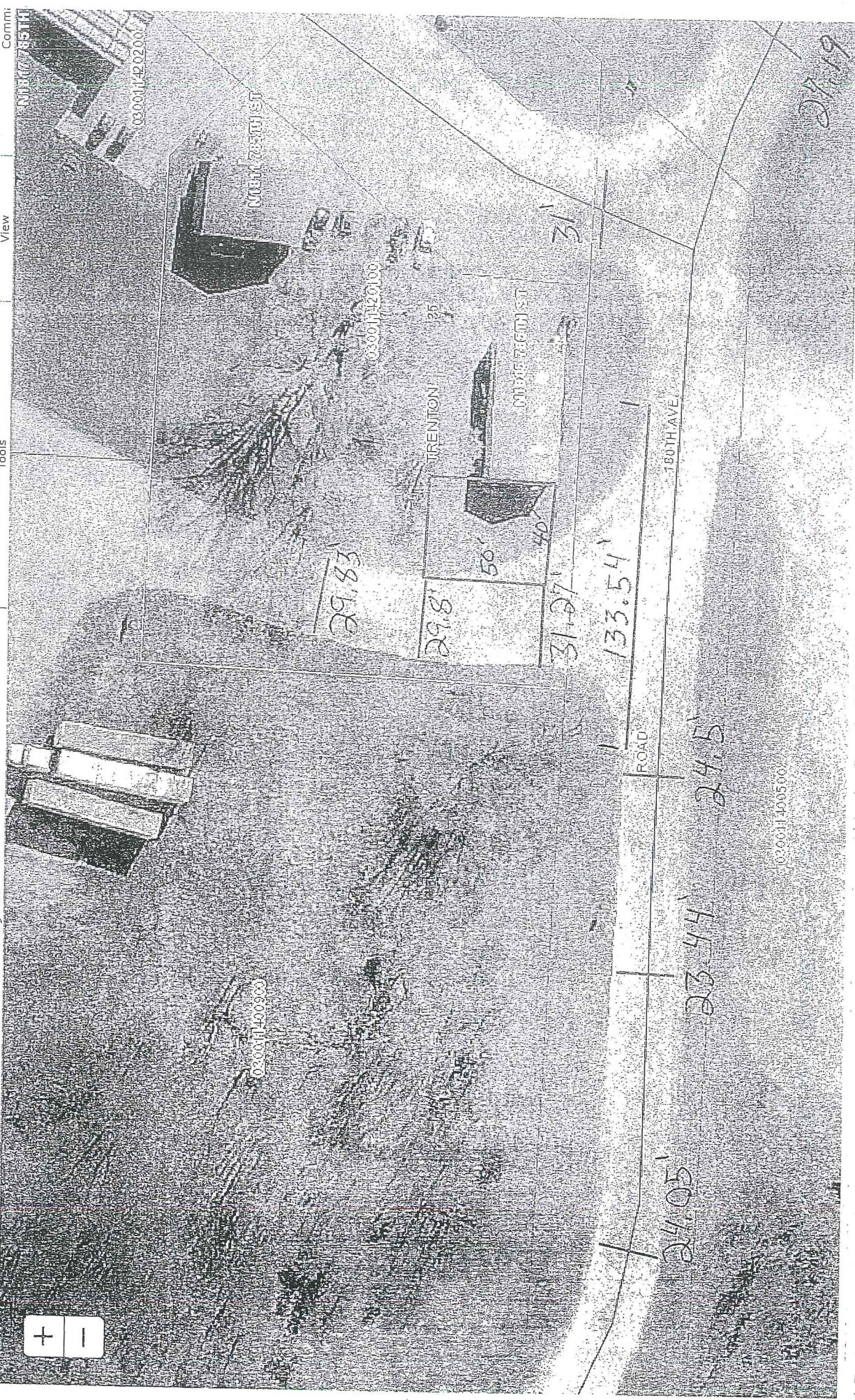
Pierce County

Navigation: Zoom In, Zoom Out, Pan, Zoom Prev, Zoom Next, Zoom Select, Zoom Extent, X/Y, Map Tips, Measure, Pictometry, Legend, Results, Clear, Search, Ic

Tools

View

Comm: 030011420100



1 Items

Scale 1: 600

X: 1310367.089

Y: 291188.7827



<http://www.co.pierce.wi.us/link/jsfe/index.aspx?PARCEL=030011420100>

Land Management Committee

Gregory & Susan Andrews (owners)
 & Mikael Andrews (agent)
 (August 19, 2018)

CUP-Nonconforming Structure Expansion

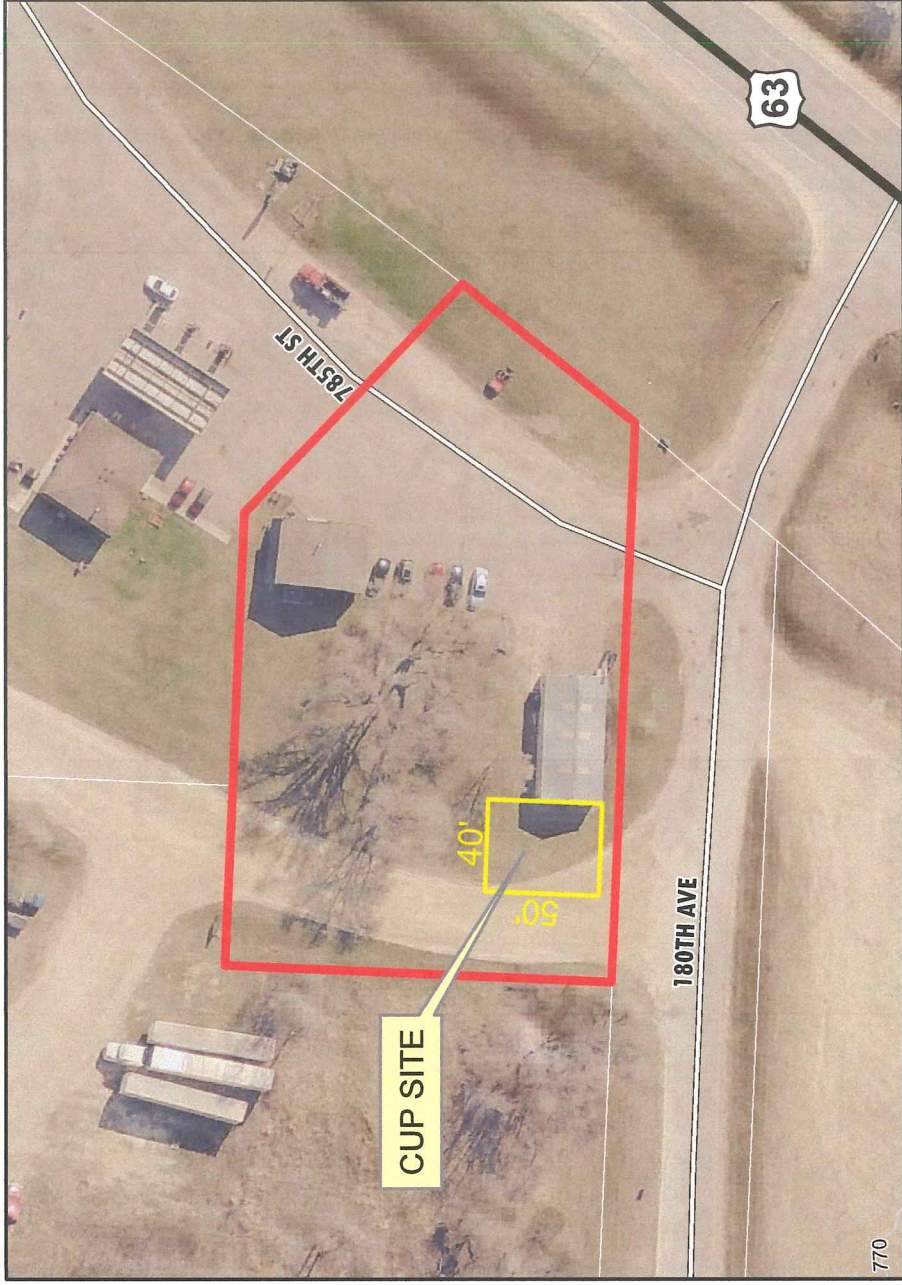
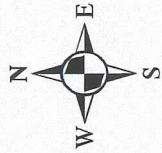
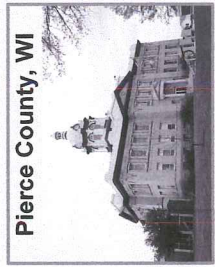
Legend

-  Dwellings
-  CUP Site
-  Parcels
-  Contours (10ft)

Zoning

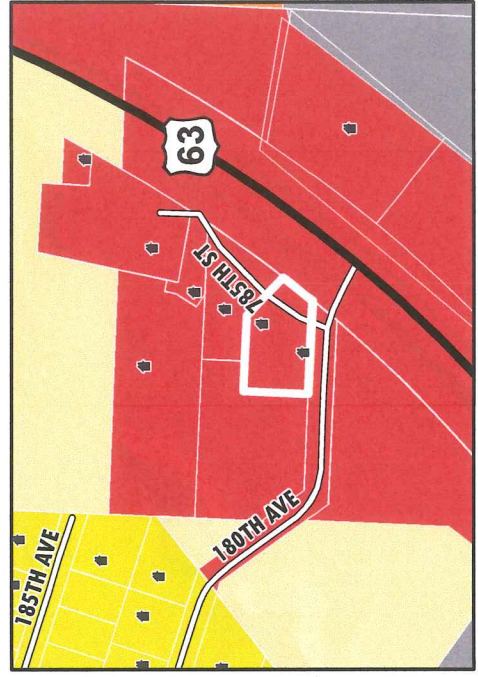
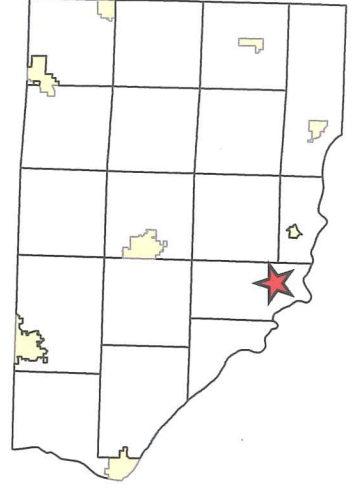
-  Commercial
-  Industrial
-  Rural Residential - 20
-  Rural Residential - 8

Orthophotography - 2015 Pierce County



Site Location

N1805 785TH ST
 TOWN OF TRENTON



STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, September 19, 2018

Agenda Item 5

Applicant: American Materials, agent for Muskie Proppant

Request: Renewal of Conditional Use Permit for Nonmetallic Mining.

Background:

This nonmetallic mining operation was originally permitted in 1978. American Materials received an updated permit in 1998. All permits have been kept current since that time. The operation involves mining dolomite/limestone and subsequent crushing and sizing.

Muskie Proppant purchased this property prior to previous renewal. This change in ownership has not impacted the American Materials operation.

Issues Pertaining to the Request:

- The legal description for this property is in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ in Section 23, T25N, R15W in the Town of Union. The property is zoned Agriculture-Residential.
- The mining site has approximately 9 unreclaimed acres. Access to the mine is off of US Highway 10. The surrounding land uses are farmland and woodland.
- Overburden is stripped and stored onsite. Extraction is completed with drilling and blasting. All blasting done by a certified blaster. Portable equipment is brought to the site for processing.
- The highwalls on the site are currently approximately 40 feet in height.
- There has been no blasting on the site since 2007, so no well samples have been collected since that time.
- Hours of operation are 6:00 am to 9:00 pm Monday through Friday and 6:00 am to 12:00 pm on Saturday.
- Renewal fees for this mine are \$200 + \$20 per acre of expansion.
- No complaints have been received about this operation. All appropriate information has been submitted to the Zoning Office.
- The Town of Union Chairperson was contacted regarding this renewal. No response has been received at this time.
- The existing conditions are:
 1. Applicant shall follow all recommendations and receive all necessary permits from other agencies.
 2. A 100-ft setback shall be maintained from all property lines for all mining activities.
 3. Applicant shall comply with DNR NR 135 Annual Reclamation Permits.

American Materials - Gilles Quarry
Renewal of conditional use permit for Nonmetallic Mining
September 19, 2018

4. Property owners located within 1000 feet shall be given adequate notice, at least 48 hours, of any blasting, and all blasting shall be done by a certified state licensed blaster.
5. Well tests for nitrates, suspended solids, and dissolved solids shall be conducted for all wells within 1000 feet of the mining operation before blasting commences and annually thereafter. Applicant shall not be required to test wells on properties where owners have not granted access.
6. Hours of operation are 6:00 am to 9:00 pm Monday through Friday and 6:00 am to 12:00 pm on Saturday.
7. Reclamation shall be according to submitted plans.
8. Applicant agrees that any unforeseen erosion issues shall be addressed to the satisfaction of the county.
9. Applicant shall pay renewal fees.
10. This CUP shall be renewed every two years.

Recommendation:

Staff recommends that the Land Management Committee consider whether established conditions remain adequate to protect the public interest, public health and safety, and the character of the area. If no additions or modifications are deemed necessary, staff recommends this CUP be renewed with the following conditions:


1. Applicant shall follow all recommendations and receive all necessary permits from other agencies.
2. A 100-ft setback shall be maintained from all property lines for all mining activities.
3. Applicant shall comply with DNR NR 135 Annual Reclamation Permits.
4. Property owners located within 1000 feet shall be given adequate notice, at least 48 hours, of any blasting, and all blasting shall be done by a certified state licensed blaster.
5. Well tests for nitrates, suspended solids, and dissolved solids shall be conducted for all wells within 1000 feet of the mining operation before blasting commences and annually thereafter. Applicant shall not be required to test wells on properties where owners have not granted access.
6. Hours of operation are 6:00 am to 9:00 pm Monday through Friday and 6:00 am to 12:00 pm on Saturday.
7. Reclamation shall be according to submitted plans.
8. Applicant agrees that any unforeseen erosion issues shall be addressed to the satisfaction of the county.
9. Applicant shall pay renewal fees.
10. This CUP shall expire in two years.

Submitted By: Brad Roy
Zoning Administrator

Land Management Committee

Gilles CUP
(September 19, 2018)
Nonmetallic Mining Renewal

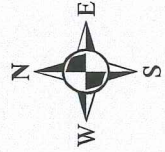
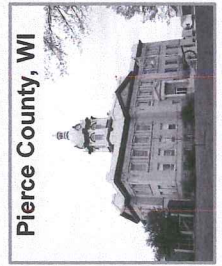
Legend

-  Dwellings
-  Bisel CUP
-  Parcels

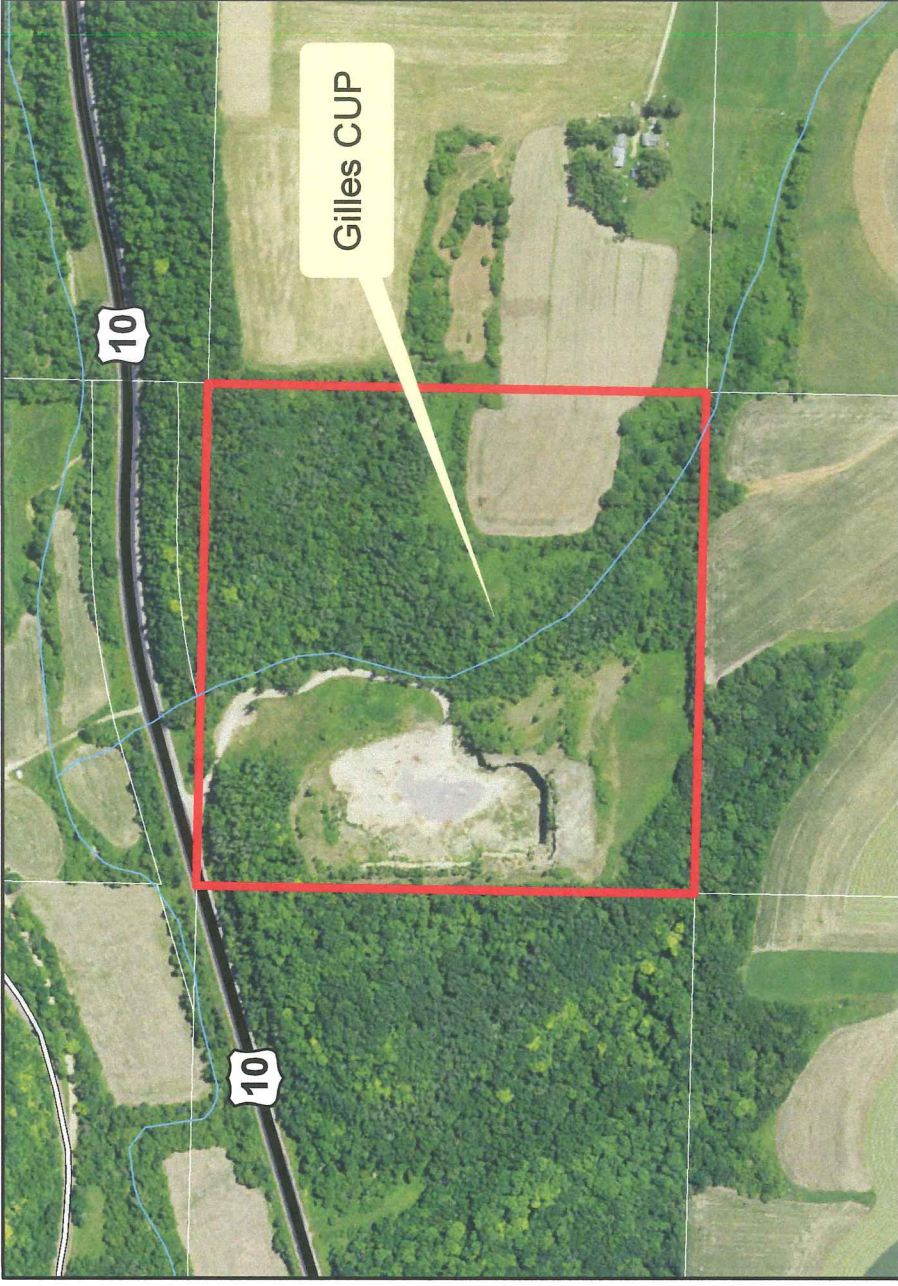
Zoning

-  Agriculture - Residential

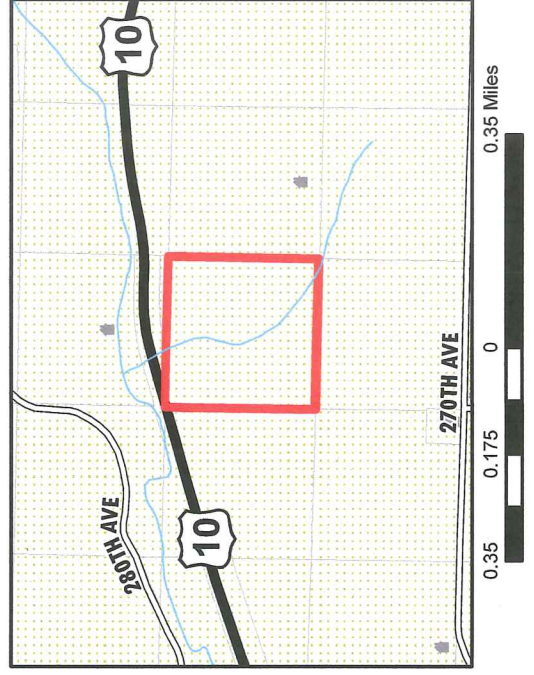
Orthophotography - 2017 NAIP (USGS)



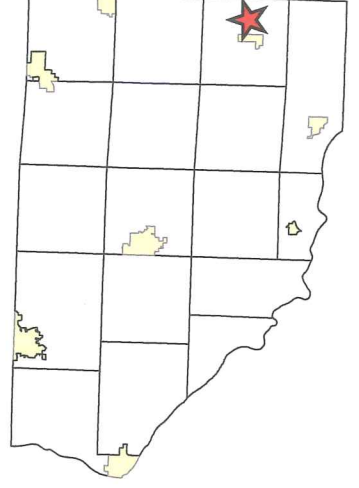
Prepared by the Department of Land Management



1,000 500 0 1,000 Feet



Site Location
SEC 23/TW 25/RNG 15
Town of Union



STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, September 19, 2018

Agenda Item 6

Applicant: Pierce County Highway Department, agent for Gregory Bisel

Request: Renewal of conditional use permit for Nonmetallic Mining.

Background:

Mr. Bisel owns a nonmetallic mining operation along Hwy. 10. The Pierce County Highway Department is the current operator of the site.

Issues Pertaining to the Request:

- The legal description for this property is in the W ½ of the NW ¼ in Section 5, T25N, R16W in the Town of Salem. The property is zoned Primary Agriculture and General Rural.
- The mining site is approximately 17 acres in size. Access to the mine is off of US Hwy. 10.
- The active mining area is approximately 6.5 acres.
- Mineral extraction has extended into the 100 foot setback on the north end of the property line, however this activity had taken place before 1998 and there has been no mineral extraction within the setback since that time. A mining road encircles the outside edge of the mine and crosses the north property line. The Highway Department has had discussions with the property owners about leasing the property.
- The existing highwalls are approximately 100 feet in height. The original plan states that the highwalls will be benched to limit the heights to 35 to 50 feet.
- The original plan states that the mine will be restored to slopes of 3:1.
- A dry run is present on the property.
- The rock is removed by drilling and blasting. Crushing and processing of the rock takes place onsite. Storage of the product is in the active mine as well as on an adjacent property across Hwy. 10. The adjacent property is considered to be a pre-existing nonconforming use, so a permit is not required on that site.
- There are no wells on the property; therefore no washing takes place onsite.
- The operation typically removes 30,000 to 40,000 tons of material each year. Blasting takes place dependent upon when material is needed.
- Hours of operation are 7:30 am to 3:30 pm Monday through Friday, except in June, July and August; hours of operation shall be 6:00am to 6:00pm.
- There have been no erosion issues on the south wall facing Hwy. 10.
- A groundwater response plan has been submitted and satisfies condition #3.
The water-table elevation is approximately 20 feet below the mine floor.
- Staff contacted the Town of Salem Chairperson regarding this renewal. No response has been received at this time.

Applicant: HWY Dept., agent for Bisel
Renewal of conditional use permit for Nonmetallic Mining
September 19, 2018

- The existing conditions are:
 1. Hours of operation shall be 7:30 am to 3:30 pm Monday through Friday, except in June, July and August; hours of operation shall be 6:00am to 6:00pm.
 2. A 100 foot setback shall be maintained from all property boundaries. In areas where prior mining has extended within this setback no further encroachment shall occur.
 3. A groundwater response plan detailing resources used to protect the quality of groundwater beneath and adjacent to the extraction operation and proposed response to encountering groundwater shall be submitted to the Zoning Office. The Zoning Office shall be notified if groundwater is encountered and further operations shall cease until the response plan is implemented.
 4. Reclamation of the mine shall adhere to the original plan which states that slopes shall be restored to 3:1. Due to the location of the northern highwall and the potential for land development on the northern adjacent parcel highwalls or steep slopes would create unsafe conditions.
 5. The owner shall notify the Zoning Office when the operator of the mine is no longer a public entity. Modifications to the permit may be required at that time.
 6. Applicant shall comply with NR 135 Annual Reclamation Permits.
 7. All blasting shall be done by a certified state licensed blaster.
 8. Residential property owners located within 1000 feet of mining operations shall be given a two day notice of any planned blasting.
 9. Well tests for nitrates, suspended solids, and dissolved solids shall be conducted for all existing wells within 1000 feet of the proposed mining operation annually.
 10. Any unforeseen erosion issues shall be addressed to the satisfaction of the Zoning Office or the Land Conservation Department.
 11. Applicant shall receive all necessary permits from other agencies.
 12. This CUP is valid for two years and may be renewed upon request. The owner/operator is responsible for requesting renewal. Operations conducted without a valid permit shall be subject to enforcement action.
 13. A renewal fee of \$200.00 plus \$20 per acre of expansion shall be paid.

Recommendation:

Staff recommends that the Land Management Committee consider whether established conditions are adequate to protect the public interest, public health and safety, and the character of the area. If no additions or modifications are deemed necessary, staff recommends this CUP be renewed with the following conditions:

1. Hours of operation shall be 7:30 am to 3:30 pm Monday through Friday, except in June, July and August; hours of operation shall be 6:00am to 6:00pm.
2. A 100 foot setback shall be maintained from all property boundaries. In areas where prior mining has extended within this setback no further encroachment shall occur.
3. Reclamation of the mine shall adhere to the original plan which states that slopes shall be restored to 3:1. Due to the location of the northern highwall and the potential for land development on the northern adjacent parcel highwalls or steep slopes would create unsafe conditions.
4. The owner shall notify the Zoning Office when the operator of the mine is no longer a public entity. Modifications to the permit may be required at that time.
5. Applicant shall comply with NR 135 Annual Reclamation Permits.
6. All blasting shall be done by a certified state licensed blaster.

Applicant: HWY Dept., agent for Bisel
Renewal of conditional use permit for Nonmetallic Mining
September 19, 2018

7. Residential property owners located within 1000 feet of mining operations shall be given a two day notice of any planned blasting.
8. Well tests for nitrates, suspended solids, and dissolved solids shall be conducted for all existing wells within 1000 feet of the proposed mining operation annually.
9. Any unforeseen erosion issues shall be addressed to the satisfaction of the Zoning Office or the Land Conservation Department.
10. Applicant shall receive all necessary permits from other agencies.
11. This CUP is valid for two years and may be renewed upon request. The owner/operator is responsible for requesting renewal. Operations conducted without a valid permit shall be subject to enforcement action.
12. A renewal fee of \$200.00 plus \$20 per acre of expansion shall be paid.

Submitted By: Brad Roy
Zoning Administrator

Land Management Committee

Bisel CUP

(September 19, 2018)

Nonmetallic Mining Renewal

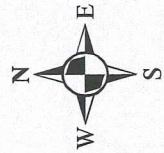
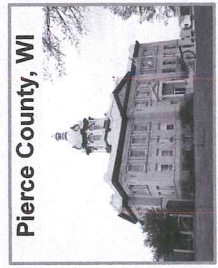
Legend

-  Dwellings
-  Bisel CUP
-  Parcels

Zoning

-  General Rural
-  Primary Agriculture

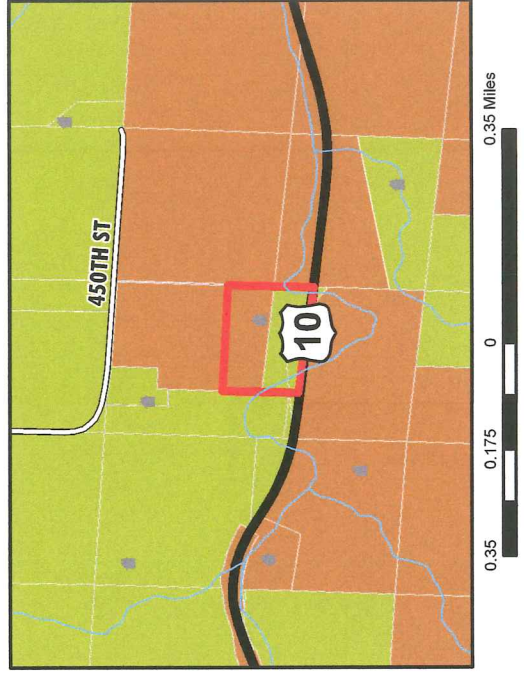
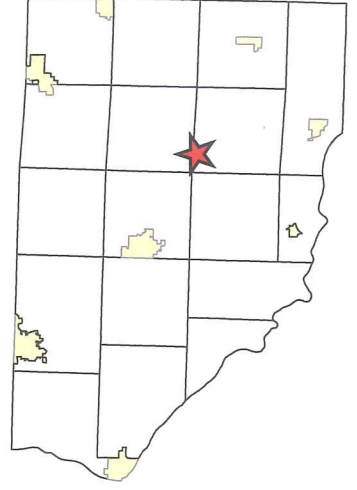
Orthophotography - 2017 NAIP (USGS)



Prepared by the Department of Land Management



Site Location
SEC 5/TWN 25/RNG 16
Town of Salem



STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, September 19, 2018 Agenda Item 7

Applicant: Jeff Kessler and Chris Willgrubs (agent)

Request: Request for Modification of Conditional Use Permit for Campground

Background:

In 2015, the applicant received a Conditional Use Permit to establish a campground along the Mississippi River. The campground is intended to provide seasonal camping space for individuals with campers, travel trailers, and recreational vehicles.

The initial CUP approved the establishment of 16 camping sites outside the floodplain with the option to add four additional sites upon campsite layout approval by Land Management staff. The applicant has established 7 of the 16 approved campsites. However, the applicant now believes that he will only have room for 11 campsites outside of the floodplain and is proposing to establish the remaining 9 authorized campsites in the floodplain for a total of 20 campsites. Campsites designated as 12 through 19 on the map will be in the floodplain. Campsite 20 will be a rustic site with no electricity or water supply. The exact location of campsite 20 has not yet been determined but would be located south of the other 19 sites and closer to the Mississippi River.

The original CUP was anticipated to be the first of several phases of campground development on the site. The planned full scope of the project is to establish approximately 120 campsites, most of which would be located in the floodplain and shoreland areas of the property. Expansion beyond 20 sites or intensification of this use will require issuance of a new CUP.

Issues Pertaining to the Request:

- This property is located on 11.6 acres in the SE ¼ of the SE ¼ in Section 3, T24N, R18W, in the Town of Trenton.
- In 2013 this parcel and an adjacent parcel were rezoned from Rural Residential 20 to General Rural Flexible (GRF).
- A campground is defined in Pierce County Code §240-88 as “any parcel or tract of land which is designed, maintained, intended, or used for the purposes of providing sites for nonpermanent overnight use by four or more camping units or by one to three camping units if the parcel or tract or land is represented as a campground and may include multiple related uses managed as one operation.”
- Campgrounds are subject to conditions set forth in Pierce County Code §240-39(A):
 1. Each campsite shall be plainly marked and surfaced with gravel, asphalt or other material to free the site of mud.
 2. The maximum number of campsites shall be 15 per acre.
 3. The minimum lot size shall be five acres.

4. Each campsite shall be a minimum of 1,000 square feet.
 5. There shall be two off-street parking spaces for each campsite.
 6. All sites shall meet the required setbacks from roads and from the ordinary high-water mark and shall be located at least 50 feet from all exterior lot lines.
 7. Each campground shall be screened by means of a vegetative screening, as described in § 240-31D, along all lot lines. Such requirement may be waived by the Zoning Administrator if existing woody vegetation is such that the screening objective is or will be achieved.
 8. No more than one mobile recreational vehicle shall be allowed on any individual campsite.
 9. A camping unit shall not be occupied for more than eight months in a calendar year, although a camping unit may remain on an individual campsite for an entire calendar year. The wheels and tires shall remain in an in-transit position.
 10. No porches, lean-tos or additions shall be constructed onto or immediately adjacent to a camping unit. Canvas screen rooms or awnings shall be allowed.
 11. A wooden deck may be provided adjacent to a camping unit subject to the following:
 - (a) The deck shall not exceed 256 square feet in area.
 - (b) The deck may be enclosed by open railings but shall not have built-in benches or tables.
 - (c) The deck shall not have a permanent foundation in the ground.
 12. A camping unit and deck may only be skirted with lattice; however, solid skirting may be installed immediately adjacent to the tires.
 13. One storage shed may be allowed per campsite. Said shed shall not exceed 80 square feet in floor area.
 14. A shelter unit may be located on an individual campsite, provided it is designed only to protect occupants from the elements and does not have a permanent water supply, a sewage system, electricity or heating and cooking facilities. A shelter unit shall not exceed 300 square feet in total floor area.
 15. One dwelling unit to be occupied by the owner and not more than one additional dwelling unit to be occupied by the manager may be permitted in a campground.
 16. Camping shall be permitted in approved campgrounds without issuance of a regular land use permit.
- Pierce County Code §238-20 states “Public or private campgrounds shall be allowed only if they evidence a low flood damage potential. Said requirements shall be determined upon application of the following criteria:”
1. The campground is approved by the Department of Health Services.
 2. A land use permit for the campground is issued by the Zoning Administrator.
 3. The character of the river system and the elevation of the campground is such that a seventy-two-hour warning of an impending flood can be given to all campground occupants.

4. There is an adequate flood warning procedure for the campground that offers the minimum notice required under this section to all persons in the campground. This procedure shall include a written agreement between the campground owner, the municipal emergency government coordinator and the chief law enforcement official which specifies the flood elevation at which evacuation shall occur, personnel responsible for monitoring flood elevations, types of warning systems to be used and the procedures for notifying at-risk parties, and the methods and personnel responsible for conducting the evacuation.
5. The agreement required under Subsection D shall be valid for no more than one calendar year, prior to the end of which period it shall be reviewed by and between the operator and the officials identified in Subsection D and, if necessary, modified in order to remain in full compliance with all applicable regulations, including but not limited to those of the State Department of Health Services.
6. Only tents and mobile recreational vehicles shall be allowed by the operator to be placed in and used in each such campground.
7. Tents may not occupy any site in the campground for more than 180 consecutive days, at which time the camping unit must be removed from the floodplain for a minimum of 24 hours.
8. All tents that remain on site for more than 30 days shall be issued a limited authorization by the campground operator, a written copy of which is kept on file at the campground. Such authorization shall allow placement of a camping unit for a period not to exceed 180 days and shall ensure compliance with all the provisions of this section.
9. The municipality shall monitor campground usage to assure compliance with the terms of this section.
10. All structures that do not meet the definition of tents or mobile recreational vehicle, or that remain in place for more than 180 consecutive days, must meet the applicable requirements in either Article III or Article IV for the floodplain district in which the structure is located.
11. The campground shall have signs clearly posted at all entrances warning of the flood hazard and the procedures for evacuation when a flood warning is issued.
12. All service facilities, including but not limited to refuse collection, electrical service, natural gas lines, propane tanks, sewage systems and wells shall be properly anchored and placed at or floodproofed to the flood protection elevation.
13. Camping in a camping unit in a floodplain outside of approved campgrounds under this section is allowed without a permit if the camping unit consists of nothing more than an easily removable tent or if the following criteria are met:
 - (a) The camping unit is a mobile recreational vehicle;
 - (b) The camping unit is on a parcel of land that has less than four camping sites and the parcel is not advertised, represented or used as a campground;
 - (c) The camping unit may not occupy the site for a period of more than 180 consecutive days;
 - (d) Support services are consistent with items 10 and 12 listed above.

Applicant: Jeff Kessler – Chris Willgrubs (agent)
September 19, 2018
Modification of CUP for a Campground

- The campground is not operating commercially at this time. There are 3 incidental campers currently located on the site.
- The applicant anticipates opening the campground in April 2019.
- A holding tank dump station for the collection of waste from recreational vehicles camping on-site was installed on June 4th, 2018.
- Each site will be a minimum of 1,000 square feet and will have two off street parking spaces. Each site will be marked and surfaced with gravel. Gravel campsite pads may vary in size based on site layout. However, each site will have an approximate 8' x 30' gravel pad.
- The applicant will need to determine if any filling and grading is necessary for the sites in the floodplain. Pierce County Code §238 Floodplain Zoning authorizes campgrounds in the floodplain with a Land Use Permit. The applicant will need to satisfy all the requirements of §238 prior to issuance of the Land Use Permit. Staff will review final plans to determine compliance with Pierce County Code §242 Shoreland Zoning.
- In order to comply with floodplain regulations, the placement of gravel or other material cannot increase the existing surface elevation. Prior to the placement of any material on the ground surface, existing elevations will need to be established by a registered surveyor, as well as final grade determinations.
- No more than one mobile recreation vehicle shall be allowed on each campsite.
- Wheels and tires will be required to be in an in-transit position.
- Camping units in the floodplain will be required to be moved every 180 days consistent with floodplain zoning regulations.
- Each campsite except for the rustic campsite will be provided with electricity and water.
- A well has been installed between campsites 1 and 7 out of the floodplain. Each access pedestal will be at elevation 685' or higher and supplied with a backflow preventer.
- The electric transformer will be located outside of the floodplain between the main driveway entrance and the holding tank dump station. Campsites in the floodplain will have electrical services located at an elevation of 685' or higher.
- The campground site is located in an area where there is more than a 72 hour warning of likely flood events. There will be a flood warning procedure for the campground that offers notice to all persons in the campground. This procedure will need to include a written agreement between the campground owner, the municipal emergency government coordinator and the chief law enforcement official which specifies the flood elevation at which evacuation shall occur, personnel responsibilities for monitoring flood elevations, types of warning systems to be used and the procedures for notifying at-

risk parties, and the methods and personnel responsible for conducting the evacuation. This agreement is valid for one year.

- Signage will need to be prominently placed near the entrance that informs that a “Flood Hazard Area” is being entered. The sign should provide contact information and illustrate the evacuation route.
- The Department has not received any complaints regarding the campground.
- Staff spoke with Town of Trenton Chairperson, Brian Berg, regarding the modification of this conditional use permit. Mr. Berg stated that the town has no additional comments or concerns.
- The existing conditions of the permit are:
 1. Total number of campsites present shall not exceed 20 individual sites. If additional campsites beyond the 16 currently delineated are to be established, the layout shall be presented to Land Management staff to verify side yard setbacks, minimum campsite dimension requirements and the location of campsites in relation to the floodplain, prior to use.
 2. Internal roads, camping pads and sanitary improvements shall be completed prior to the operation of the campground. Staff shall be contacted to verify improvements prior to commercial use.
 3. Any campground advertising signage shall comply with Pierce County zoning standards.
 4. A land use permit shall be obtained for all future structures prior to construction. Applicant shall also comply with all relevant local and state ordinances and regulations and secure all necessary permits and licenses (e.g. Pierce County Subdivision Code, Department of Safety and Professional Services (DSPS), Department of Health-DHS standards etc.).
 5. Applicant understands that expansion or intensification of this use will require issuance of a new conditional use permit. If applicant has questions as to what constitutes expansion or intensification, Land Management staff should be contacted.
 6. The campground shall comply with all items listed under Section 240-39 of the Pierce County Code.
 7. Any additional filling and grading shall be verified by staff to determine if a conditional use permit is needed.
 8. Owner and manager contact information shall be prominently posted on site.
 9. This conditional use permit shall expire in two years. A status review shall be presented to the Land Management Committee within one year.

Recommendation:

Staff recommends the Land Management Committee consider whether the proposed modification at the proposed location would be contrary to public interest, detrimental or injurious to public health, public safety, or the character of the surrounding area. If found to be not contrary to the above, staff recommends the LMC approve the proposed modification with the following conditions (**proposed modifications in bold**):

- 1. Operations shall be consistent with the application unless modified by another condition of this permit.**

Applicant: Jeff Kessler – Chris Willgrubs (agent)
September 19, 2018
Modification of CUP for a Campground

2. Total number of campsites present shall not exceed 20 individual sites. The expansion or intensification of this use beyond the 20 campsites delineated will require issuance of a new CUP.
3. Internal roads, camping pads and sanitary improvements shall be completed prior to the operation of the campground. Staff shall be contacted to verify improvements prior to commercial use.
4. Any campground advertising signage shall comply with Pierce County zoning standards.
5. A land use permit shall be obtained for all future structures prior to construction. Applicant shall also comply with all relevant local and state ordinances and regulations and secure all necessary permits and licenses (e.g. Pierce County Subdivision Code, Department of Safety and Professional Services (DSPS), Department of Health-DHS standards etc.).
6. Applicant understands that expansion or intensification of this use will require issuance of a new conditional use permit. If applicant has questions as to what constitutes expansion or intensification, Land Management staff should be contacted.
7. **The campground shall comply with all items listed under §238-20 and §240-39 of the Pierce County Code. If conflict between regulations occurs, the most restrictive shall apply.**
8. **The Campground shall comply will all applicable regulations in Chapter 242 of the Pierce County Code.**
9. **Prior to the placement of any material on the surface in the floodplain, existing elevations shall be established by a registered surveyor, as well as final grade determinations.**
10. Any additional filling and grading shall be verified by staff to determine if a conditional use permit is needed.
11. **Written flood warning procedures for the upcoming year shall be submitted to the Zoning Office annually prior to December 31st of the preceding year.**
12. Owner and manager contact information shall be prominently posted on site.
13. This conditional use permit shall expire in two years. A status review shall be presented to the Land Management Committee within one year.

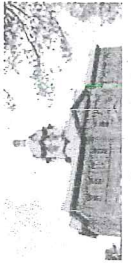
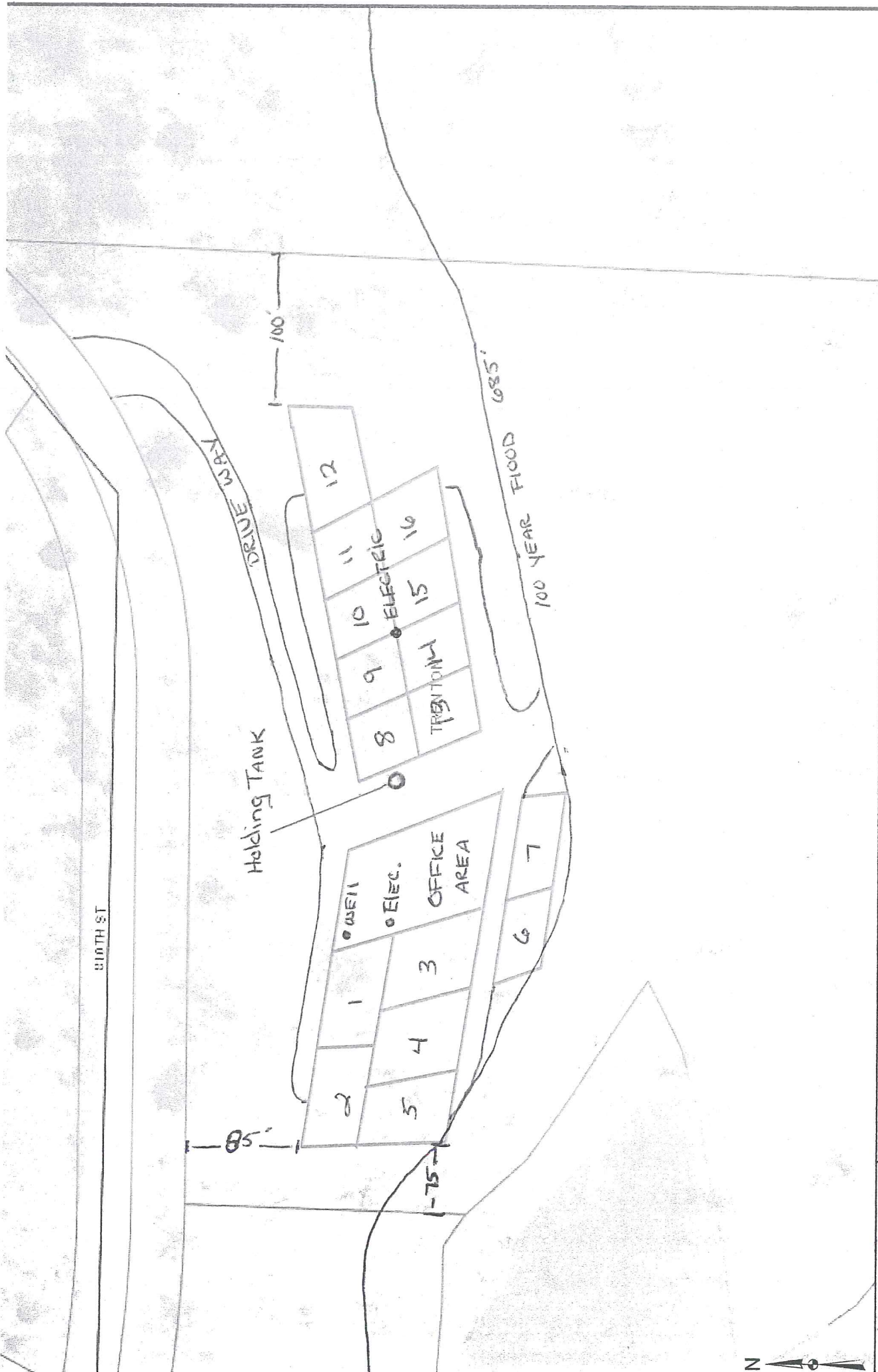
Submitted By: Adam Adank
Zoning Specialist

WINDMILL

ESTABLISHMENT



New map layout 2018



original map layout from 2015

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance.





Land Management Committee

Kessler/Willgrubs
(September 19, 2018)
Request for Modification of
CUP for Campground

Legend

-  Dwellings
-  Kessler/Willgrubs CUP
-  Parcels
-  Elevation Contours

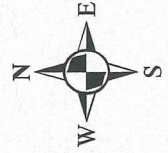
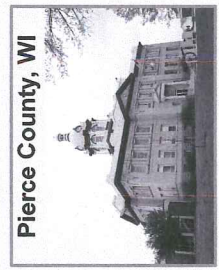
Zoning

-  Commercial
-  General Rural Flexible
-  Industrial
-  Rural Residential - 20

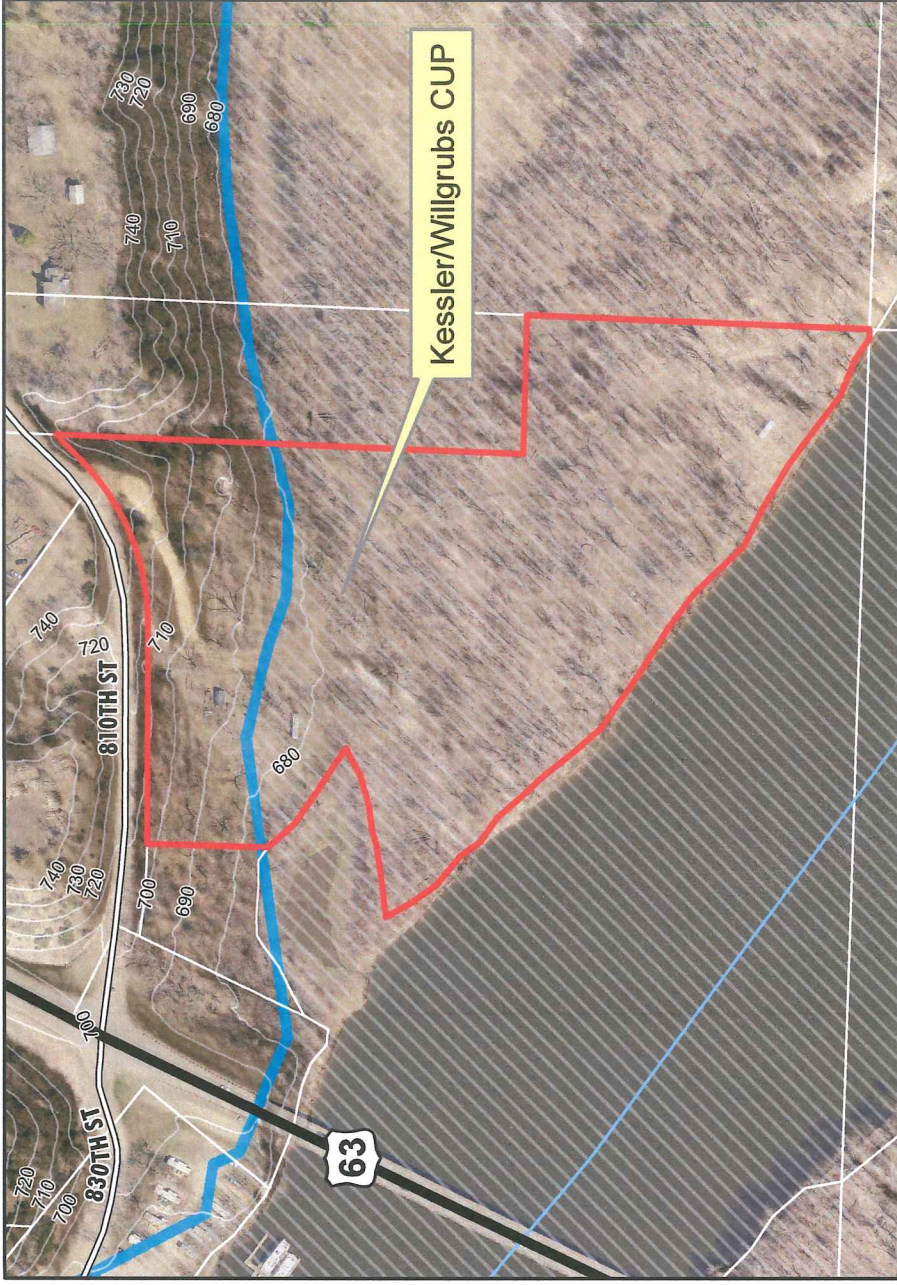
Flood Hazard Zones

-  100 Yr Floodway/
Base Elev. Det

Orthophotography - 2015 Pierce County

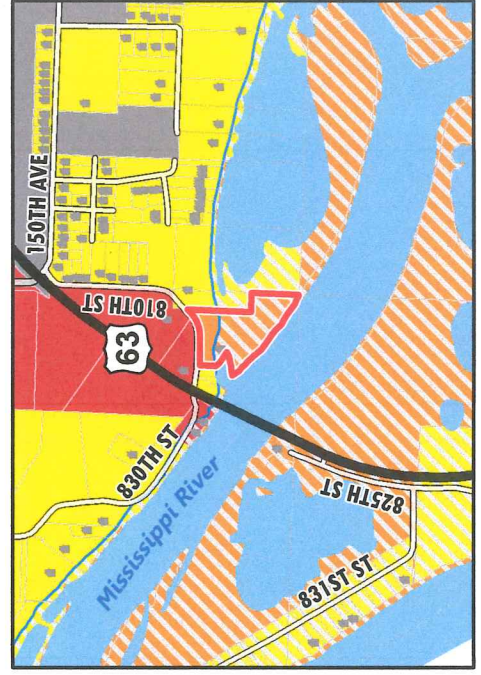
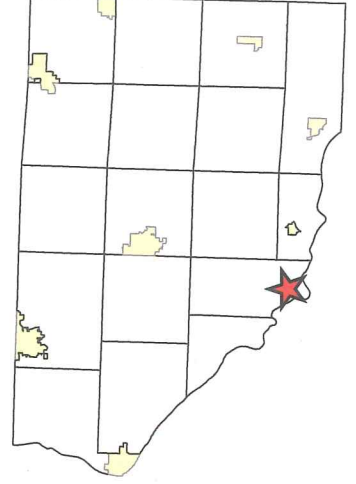


Prepared by the Department of Land Management



500 250 0 500 Feet

Site Location
N1428 810TH ST
TOWN OF TRENTON



0.5 0.25 0 0.5 Miles

