

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, December 3, 2015

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room

6:00 PM

CALL TO ORDER:

Chair Lavier called the meeting to order at 6:00 PM.

COMMISSION MEMBERS PRESENT:

Bruce Lavier, Dennis Whitehouse, Sherry DuFault, Chris Zukin, Mark Poppoff, John Nelson

COMMISSION MEMBERS ABSENT:

Jeff Stiles

STAFF MEMBERS PRESENT:

Director Richard Gassman, Planning Secretary Baltazar Gamez

APPROVAL OF AGENDA:

It was moved by Nelson and seconded by Poppoff to approve the agenda as submitted. The motion carried unanimously; Stiles absent.

APPROVAL OF MINUTES:

It was moved by Dufault and seconded by John Nelson to approve the September 3, 2015 minutes as submitted. The motion carried unanimously; Stiles absent.

PUBLIC COMMENTS:

There were no public comments.

DISCUSSION 2015:

Director Gassman told the commission that the goal is to find those areas where we need to develop some language for a public hearing. He told the commission we needed to prepare the language to send it to LCDC and start the 35-day notice in order to have a hearing where we take evidence.

Director Gassman reminded the commission that we could not modify the state rules but we could change where we allow RV Parks. Gassman mentioned where they are allowed outright and where they are allowed with a conditional use permit. He recommended they be allowed outright in all commercial zones and allowed with a conditional use permit in neighborhood center zones, high density and medium density residential zones. The RV parks would not be allowed in low density zones. Gassman asked the commission for any comments. None were presented. Gassman then

discussed where within each zone you could put an RV Park. Director Gassman then discussed the possibility of modifying the restrictions in regards to arterial street access requirements.

Nelson asked if there were any narrow streets in our general commercial districts. Gassman mentioned most would be wide enough to handle traffic and that there weren't any that came to mind.

DuFault mentioned that in a commercial zone, no neighborhood traffic would be blocked so it might be less problematic.

Zukin stated that at this stage he would like to not restrict too much and instead put some standards in since it would be a conditional use permit in the residential zones so a property with a short or narrow street may work.

Lavier stated that people should know that one of the criteria would be access for the conditional use.

Director Gassman stated that he could provide language for a few different options for different circumstances regarding access.

Gassman then discussed the matter of current minimum size regulation and asked whether we should even have a minimum size. Whitehouse stated he doesn't think we should set a size and we should leave it up to the market. Nelson thinks the market would be the determining factor in creating a minimum size that would be economically viable or feasible.

Gassman presented the commission with the issue of length of stay. He stated that the two groups the RV Parks would serve are the tourists/event attendees and contractors that are here for an extended stay. Nelson stated that another concern is the possibility of the RV Park becoming a mobile home park and that he thinks there needs to be some sort of length of stay restrictions, possibly having only a few spaces in the RV Park for longer stays. Whitehouse stated that where he was looking at before, they left it up to the park manager to designate length of stay. Gassman asked the commission that if some of the spaces could be for longer stays, what time frame they would be looking to set. DuFault asked if it could just be stated that as part of the process they would need to have a plan that's approved.

Nelson mentioned he agreed with DuFault's idea of having the owner take up the responsibility of coming up with the plan of length of stay. Gassman suggested we could simply say they had to provide for both short-term and long-term and that he would provide some language to have the park operator to come up with the plan including short and long term stay.

Gassman then discussed parking and what the current restrictions are. He reminded the commission that the fewer requirements that are imposed, the easier it is to get the park going and make it viable. If you do things like limiting the parking then burden is put on the neighbors because there will be parking on the streets. Whitehouse would like to see adequate parking as part of the plan for each individual RV Park.

Gassman recommended we pull items in our codes regarding general facilities as they are identical or very similar to the state and make reference to the state rules.

The last item presented to the commission by staff was that the code currently states that even those allowed outright allowed go through a conditional use process. Gassman proposed to keep that

provision. The conditional use process would include criteria regarding maintenance, landscaping, and screening. The operator would be providing a plot plan that would include site conditions and an operational plan that would explain the parking, length of stay and other operational issues.

Nelson asked if it was typical to have a manager onsite. Gassman thought that the bigger parks probably had an onsite manager but the smaller parks might be different because you would likely have to pay someone. Whitehouse did not think it should be required. Gassman suggested that it be part of their operational plan whether they would have an onsite manager or not. There were no further comments so Director Gassman stated he would write up language to get the notice sent out so we could have legislative hearing on January 21, 2016.

STAFF COMMENTS

Gassman told the commission that there would be a project presented to them sometime in January possibly. Lavier would like to see reference to the next meeting along with staff comments.

COMMISSIONER COMMENTS/QUESTIONS

Whitehouse mentioned he read on yahoo that The Dalles was listed as the #8 place to retire in Oregon.

NEXT MEETING:

Gassman reported that the next scheduled meeting is Thursday, January 21, 2016.

ADJOURNMENT:

Chair Lavier adjourned the meeting at 7:04 PM.

Respectfully submitted by Planning Secretary Baltazar Gamez.



Bruce Lavier, Chairman