



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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Planning Department

AGENDA
CITY OF THE DALLES PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT SREET
THE DALLES, OREGON 97058
CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM

THURSDAY, DECEMBER 3, 2015
6:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES – November 19, 2015
- V. PUBLIC COMMENT (Items not on the Agenda)
- VI. DISCUSSION – 2015 LUDO Amendment Discussion on RV Park regulations.
- VII. STAFF COMMENTS
- VIII. COMMISSIONER COMMENTS/QUESTIONS
- IX. FUTURE MEETING – December 17, 2015
- X. ADJOURNMENT



Memorandum

DATE: December 3, 2015

TO: Planning Commission

FROM: Richard Gassman, Planning Director

RE: RV Park Discussion

At the November 19, 2015 Planning Commission meeting, the Commission expressed an interest in reviewing the City's Recreational Vehicle Park (RVP) regulations with the intent to make it easier to develop an RVP in the City. The Commission asked for a list of discussion topics with potential options. Here is a list of discussion topics with a brief explanation of the current City rules from LUDO Chapter 12, and suggesting possible discussion topics.

1. Zoning

City rules: Currently allowed outright in the CG and CR zones, and conditionally allowed in the CLI zone. Not allowed in other zones.

Discussion: Consider allowing RVP outright all Commercial zones, and conditionally allowing them in some or all other zones.

Comment. No RVP has been developed using Commercially zoned properties. If we want to encourage development of one or more RVPs, then we should consider expanding the available locations.

2. Location and Access

City rules: Access must be from an arterial or collector street.

Discussion: Instead of identifying the type of street, look at characteristics of street, such as pavement width, or look at both type of street and width of pavement.

Comment. We might also consider limiting this restriction to areas outside commercial zones under the idea that any street in a commercial zone is acceptable.

3. Size

City rules: Currently 1 acre minimum.

Discussion: Consider eliminating area requirement.

Comment. A few years ago we reduced the minimum area requirement from 5 acres to one acre, but this did not generate any RVPs.

4. Length of Stay

City rules: Currently cannot stay more than 30 days in any 60 day period, plus one permanent, plus one third of spaces can stay up to 6 months.

Discussion: Consider any combination of length of stay, but less than permanent. Consider having at least some spaces for short duration and some for longer duration.

Comment. This issue gets back to the two different purposes for an RVP. If the City wants to maximize the number of spaces for tourists and short term visitors, then the spaces should have a pretty short term. If the RVP is intended to provide spots for people such as contractors who might be here for over a year, then longer term spaces are needed. It is highly unlikely that the City will be able to generate enough spaces for both these needs.

5. Parking Spaces

City rules: minimum of .15 space per RV space.

Discussion: Consider changing or eliminating this requirement.

6. General Facilities

City rules: There are a variety of City rules for such things as water, sewer, toilets, showers, setback, building separation. For the most part these are the same or similar to the State rules contained in Oregon Administrative Rules Chapter 918 Division 650. Even if they are different, they may be preempted by the State rules.

Discussion: Consider eliminating those LUDO sections that are the same as the State, or cover the same topics as the State, and reference the State OARs.

Comment. We can go through the LUDO section by section and determine where our rules are covered by the State rules.

7. Other.

City Rules: The LUDO includes such items as Landscaping, Park Maintenance, Screening, and Review Process.

Discussion: Decide whether to keep, eliminate, or otherwise change these sections.