



**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, AUGUST 18, 2016**  
**6:00 PM**

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES – May 25, 2016  
August 4, 2016
- V. PUBLIC COMMENT (Items not on the Agenda)
- VI. QUASI-JUDICIAL HEARING

**Application Number: CUP 180-16 by Linda Heath:** Request to develop a 10 space Recreational Vehicle Park (RV Park). The property is located at 3821 W. 10<sup>th</sup> Street and is further described as 2N 13E 29CA t.l. 1600 and is zoned “RH” – Residential High Density.

- VII. **Resolution** - #554-16 for CUP#180-16  
**Resolution** - #553-16 for SPR#42-83
- VIII. STAFF COMMENTS
- IX. FUTURE MEETING – September 1, 2016
- X. COMMISSIONER COMMENTS/QUESTIONS
- XI. ADJOURNMENT

# City of The Dalles

## STAFF REPORT

Conditional Use Permit 180-16

### Linda Heath – RV Park

Prepared by: Nick Kraemer, Associate Planner

Procedure Type: Quasi-Judicial

Hearing Date: August 18, 2016

Assessor's Map: Township 2 North, Range 13 East, Map 29CA

Tax Lot: 1600

Address: 3821 W 10<sup>th</sup> 2nd Street

Zoning District: "RM" Residential Medium Density

Request: To develop a 10 space Recreational Vehicle Park (RV Park)

### BACKGROUND INFORMATION

This proposal includes a 10 space RV Park on a subject site that has been used over the years as a single family residence. The subject site is within City Limits and lies at the edge of the Urban Growth Boundary along Chenowith Creek. The proposed RV Park will consist of 10 spaces with full services to each site including power, water and sewer. The existing single family home will be converted to the Park Manager's residence, registration building, and will provide bathroom/shower facilities for guests to the RV Park. Four of the RV spaces will be dedicated to monthly rentals (not to exceed one year) and the remaining 6 spaces will be rented on a nightly and weekly basis (not to exceed 30 day maximum). Several other improvements are proposed for the site which includes landscaping, improved access, and fencing.

### NOTIFICATION

Property owners within 300 feet, City Departments, franchise utilities, Mid-Columbia Fire & Rescue, Wasco County Health Department, and State Building Codes.

### COMMENTS RECEIVED

**Pre-Application –Site Team.** The application was reviewed by the Site Team members on July 14, 2016.

**Property Owner Comments** – No comments were received as of the date of this report.

**RECOMMENDATION:** Approval, with conditions, based upon the following findings of fact.

## **A. LAND USE AND DEVELOPMENT ORDINANCE 98-1222:**

### **Section 3.010.040 Applications:**

#### *Subsection B. Completeness.*

**FINDING A-1:** This application was found to be complete on June 6, 2015. The 120-day State mandated decision deadline is October 4, 2015.

### **Section 3.020.050 Quasi-Judicial Actions:**

#### *Subsection A. Decision Types (3) Conditional Use Permits:*

**FINDING A-2:** This application is for a Conditional Use Permit as required by Section 12.020 Zoning – wherein RV Parks are allowed conditionally in the RM (Medium Density Residential) zone. The decision criteria listed in this ordinance section is addressed in the body of this staff report. This is the first RV Park conditional use permit application processed under the revised LUDO regulations for RV Parks. Staff expects some potential difficulties in strictly applying the new regulations – as they have not yet been tested – so some flexibility is offered in the findings and conditions proposed in the Staff Report.

*Subsection B. Staff Report. The Director shall prepare and sign a staff report for each quasi-judicial action, which identifies the criteria and standards applying to the application and summarizes the basic findings of fact. The staff report may also include a recommendation for approval with conditions, or denial.*

**FINDING A-3:** The staff report will detail criteria and standards relevant to a decision and all facts will be stated. This will be detailed through a series of findings directly related to relevant sections and subsections of the ordinance as they relate to this request.

#### *Subsection C. Public Hearings.*

**FINDING A-4:** The public hearing is scheduled for August 18, 2016.

#### *Subsection D. Notice of Hearing.*

**FINDING A-5:** Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies have been completed.

### **Section 3.050.030 Review Procedures:**

*Subsection A. Applications. Conditional Use Permit applications shall be accompanied by at least 15 copies of the concept site plan, and when required, two copies of the detailed landscape and construction/design plans, per the provisions of Section 3.030: Site Plan Review.*

**FINDING A-6:** Copies of the required plans have been submitted. Criterion met.

### **3.050.040 Review Criteria:**

*Subsection A. Permitted Conditional Uses. The proposed use is conditionally permitted in the zone district where it is proposed to be located.*

**FINDING A-7:** The proposed use of an RV Park is conditionally permitted in the RM – Medium Density Residential Zone. Criterion met.

*Subsection B. Standards. The proposed use conforms to all applicable standards of the zone district where the use is proposed to be located. The proposed use will also be consistent with the purposes of this ordinance, applicable policies of the Comprehensive Plan, and any other statutes, ordinances, or policies that may be applicable.*

**FINDING A-8:** The proposed use is permitted through a Conditional Use Permit review process. All applicable policies and ordinances will be addressed later in this staff report. Criterion met.

*Subsection C. Impact. The proposed structure(s) and use(s) shall be designed and operated in such a way as to meet the standards of this section. Impacts caused by the construction of the conditional use shall not be considered regarding a decision on the validation of the application.*

*1. Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this section shall modify other noise ordinance standards as adopted by the City.*

**FINDING A-9:** As detailed in the Operational Plan submitted by the application – there will be quiet hours from 10:00pm to 7:00am. Most of the noise generated by this use is likely to come from RVs coming and going from the site – these are considered traffic impacts and not included in the determination. The applicant has also proposed fencing, landscaping and screening from adjacent properties to reduce the impacts of noise. The applicant will be notified of noise levels allowed. Criterion can be addressed as a condition of approval.

*2. Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)*

**FINDING A-10:** No significant lighting is proposed with this application. Each RV space will have a low voltage light at the utility hook-up pedestal. The lighting will be addressed as a condition of approval.

*3. Dust and other particulate matter shall be confined to the subject property.*

**FINDING A-11:** The applicant will be required to confine dust and particulate matter to the subject property. Dust impacts may occur from RVs travelling on gravel roads within the RV park. The installation of an irrigation system is included in the operational plan and this system can be used to help reduce any impacts from dust. Criterion can be addressed as a condition of approval.

*4. The following odors shall be completely confined to subject property:*

- a. industrial and/or chemical grade chemicals, solvents, paints, cleaners, and similar substances;*
- b. fuels, and*
- c. fertilizers, manure, or other animal waste products, other than for landscape installation and maintenance.*

**FINDING A-12:** The proposed use will not be using any of the listed items that cause odors. This proposal does not indicate that many of these nuisances need to be reviewed in depth for mitigation purposes. Trash receptacles should be sized to fully accommodate the needs of the RV Park. No outdoor storage of materials or supplies related to this proposed use will be allowed. Criterion met with conditions.

5. *Vibrations shall not be felt across the property line.*

**FINDING A-13:** The proposed use does not include any activities that would produce excessive vibrations. The applicant will be made aware of the requirement. The criterion can be addressed as a condition of approval.

6. *The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use. Evaluation factors shall include, but are not limited to:*

- a. *Street designations and capacities; and*
- b. *On-street parking impacts.*

**FINDING A-14:** Access to the subject parcel is from the existing driveway access point on W 10<sup>th</sup> Street. W 10<sup>th</sup> Street is classified as an arterial street. Based on the estimated number of daily trips associated with the proposed use being less than 400 trips per day – this proposal does not trigger the need for a traffic impact analysis. It is assumed that W 10<sup>th</sup> Street has additional capacity to handle the increased number of vehicle trips generated by the proposed use. The proposal states that each RV Space has space for 2 additional vehicles in addition to the space for the RV. All parking will be accommodated on the subject property and there will be no on-street parking allowed along the frontage of W 10<sup>th</sup> Street. Criteria met.

7. *In areas designated as Historic Districts, proposed development and redevelopment shall first require review and approval of the Historic Landmarks Commission in accordance with the procedures of the Historic Resources Ordinance (General Ordinance No. 94-1194.)*

**FINDING A-15:** The subject property is not located in a National Historic District. Criterion not applicable.

**Recreational Vehicle Parks - Section 12.030 – Development Standards.**

**A. Laws and Regulations.** *All the requirements of federal, state, and local laws and regulations shall be met. Refer to ORS 455.680 and OAR Chapter 918, division 650 for State of Oregon requirements for RV park.*

**FINDING A-16:** All requirements are met by this proposal, or will be met, as a condition of approval. It is the applicant’s responsibility to register the RV Park with the State and meet all applicable requirements from the State. This will be addressed as a condition of approval.

**B. Hazards to Property and Occupants.** *The condition of soil, groundwater level, drainage, and topography shall not create hazards to the property or the health and safety of occupants. Park sites shall not be located in areas exposed to objectionable smoke, noise, odors, or other adverse influences. No portion of any park subject to unpredictable or sudden flooding, subsidence, or erosion shall be used for any purposes which would expose persons or property to hazards.*

**FINDING A-17:** The subject property does not contain any conditions that would create health and safety hazards. The stormwater runoff associated with the development will be managed on-site. The subject property is not located in an area impacted by other adverse/objectionable influences. As Chenoweth Creek borders the property – a portion of the subject property lies within the Stream Corridor Overlay District. The requirements of the Stream Corridor Overlay District will be addressed in another Finding. Criterion will be addressed as a condition of approval.

**C. Setbacks.**

*1. Setbacks shall be the same as the setbacks required by the zone district.*

<b>RM (Medium Density Residential Zoning)</b>	<b>Setbacks</b>	<b>Proposal</b>	<b>Meets Requirements</b>
Front Yard	<i>15 feet</i>	Existing shed and house appear to meet front yard setback minimum of 15’ and the proposed RV spaces meet front yard setback	Yes. Existing structures are allowed to remain in current locations and appear to meet setbacks.
Rear Yard	<i>15 feet</i>	There are no structures proposed within the rear yard setback – however all RV Spaces should meet the rear yard setback.	Setback distance needs to be shown on revised site plan.
Side Yard	<i>5 feet</i>	There are no structures proposed within the side yard setback – however all RV Spaces should meet the side yard setback.	Setback distance needs to be shown on revised site plan.

**FINDING A-18:** Any new structures and the RV Spaces themselves must meet setbacks. A revised site plan must be submitted that shows the measurements of setbacks. Criterion met with conditions.

**D. Access. Access in Residential Zones**

1. *Access to an RV Park shall be from an arterial or collector street, or shall be from a street with sufficient width and ease of access to allow any RV to enter and exit without causing undue traffic problems. If access is not from an arterial or collector street, each access shall be evaluated on a case-by-case basis to determine if access is adequate for the type of RV which is anticipated to enter into and exit from the RV Park. The evaluation will include on-street parking allowances and the condition of the street.*

**FINDING A-19:** The proposed access utilizes an existing, non-conforming access point on W 10<sup>th</sup> Street – which is classified as an arterial street. Criterion met.

2. *In order to facilitate ease of entry and exit, the Planning Commission may authorize a wider driveway entrance than is otherwise provided for in the Ordinance.*

**FINDING A-20:** The proposed access utilizes an existing, non-conforming access point that is 24' wide. This does not require authorization by Planning Commission as the width meets requirements of Driveway and Entrance Standards. Criterion not applicable.

3. *Park access connections to public streets shall meet the requirements of Section 6.050 Access Management.  
6.050.040 Access Standards – Access to lots of record existing at the time of adoption of this ordinance shall not be denied.*

a. *Separation Standards. The preferred separation standard for arterial streets is 300-600 feet.*

b. *Stopping Sight Distances. For arterials where the posted speed is 35 MPH access points must accommodate a stopping sight distance of 250 feet.*

**FINDING A-21:** The proposed access utilizes an existing, non-conforming access point that is 24' wide. The applicant proposed two vehicular exits in the original site plan submitted to the City for Site Team Review. At the Site Team Review meeting, City Staff advised the applicant of the Access Management spacing standards referenced above. It is not possible for applicant to meet the spacing standards on this parcel for two driveways. Staff recommends that the existing, nonconforming access will be allowed to be used as the primary access. The stopping sight distances must be met by locating landscaping outside of vision clearance areas and driveway improvements must be completed to bring the driveway into compliance with Section 6.060 Driveway and Entrance Standards. Lastly, the applicant must work with Public Works to apply “large vehicle turning templates” to the proposed driveway to ensure that the width, surface, grade, and location of the driveway can safely accommodate large vehicles. Criteria met with conditions.

4. *For RV Parks of 10 or more spaces, at least two vehicular exits shall be provided. Each exit shall be no closer than 75 feet (edge to edge) from any other exit.*

**FINDING A-22:** The applicant proposed two vehicular exits in the original site plan submitted to the City for Site Team Review. At the Site Team Review

meeting, City Staff advised the applicant of the Access Management spacing standards referenced in the previous finding. It is not possible for applicant to meet the spacing standards on this parcel. The RV Park is also just at the threshold for requiring two entry/exits – at 10 RV Spaces. Staff recommends approving the RV park with only one access – but that access point needs to meet all of the requirements described in the previous finding. Criterion met with Planning Commission approval of exception to this requirement.

**E. Screening.** *Except for the access roadway into the park, the park shall be screened with vegetation on all sides abutting rights-of-way or neighboring properties per the provisions of Section 11.060: Park Perimeter Screening*

**FINDING A-23:** The applicant has proposed an 8’ fence along the full length of the property that borders an existing RV park. The 8’ fence requires Director approval – and Staff is recommending that the 8’ fence be approved as part of the CUP. The site plan shows various landscaping along the perimeter of the property. A Detailed Landscaping Plan meeting the requirements listed in Section 3.030.030(B) is required as a condition of approval. More detail regarding Landscaping is included in another finding. Criteria met with conditions.

**F. Surfacing.** *All spaces for RVs shall be covered with crushed gravel or paved with asphalt, concrete or similar material and be designed to provide for the control of runoff or surface water. The part of the space which is not occupied by the RV...need not be paved...provided the area is landscaped or otherwise treated to prevent dust or mud.*

**FINDING A-24:** The surface of the roads within the RV park are proposed to be crushed rock and gravel. The first 20’ connecting the driveway entrance to W 10<sup>th</sup> Street must be a hard surface of pavement or concrete to meet Driveway and Entrance Standards. According to the applicant - each RV space will have a defined private grass area and at least one fruit tree for landscaping. Criteria met with conditions.

**G. Non-recreational vehicle parking requirement.** *In addition to the number of parking spaces required for park administration, there shall be a minimum of .15 and a maximum of 1 parking spaces per RV space. Parking areas shall meet all of the requirements of Section 7.030 General Design Standards for Surface Parking Lots.*

**FINDING A-25:** Park administration parking will be provided near the existing structure on the property – the site plan shows two parking spaces for administration. There is not a large, centralized parking area for non-recreational vehicles proposed with this development. Instead, the non-recreational vehicle parking is proposed to be accommodated at each RV space. Each RV space is proposed to have parking for 2 non-recreational vehicles. This exceeds the maximum of 1 parking space per RV space – but meets the minimum of .15 per RV space. Staff recommends that these additional spaces be allowed above the maximum – however the parking areas must clearly be marked and surfaced with gravel. This will serve the applicant’s expected demand for parking and limit

potential impacts, like dust and mud, from non-recreational vehicles driving onsite. Criteria met.

**Section 12.040 Landscaping.** *All areas not occupied by buildings, streets, and RV spaces shall be landscaped per the provisions of Section 6.010: Landscaping. A landscape plan is required prior to the City signing a building permit application. The landscaping plan will include internal shade trees.*

**FINDING A-26:** The landscaping requirements for the RM zone detailed in Section 6.010 states that the minimum amount of landscaping must be equal to the first floor area of all structures. For this calculation, Staff recommends that we use the existing structures and an estimate of 160 sq ft per RV Space. This calculates to a minimum landscaping area of 3,100 sq ft or .07 acres. This landscape area must be irrigated and include internal shade trees. A Detailed Landscaping Plan meeting the requirements listed in Section 3.030.030(B) is required as a condition of approval. Criteria met with conditions.

**Section 12.050 Park Maintenance and Storage.** Each RV Park shall at times keep a neat appearance. Except for the allowed vehicles, there shall be no outside storage of materials or equipment belonging to the park or to any of the guests.

**FINDING A-27:** The proposed site plan does not show any areas of outside storage. This criterion will be met as a condition of approval. Criteria met with conditions.

**Section 12.060 Length of Stay.** The operational plan for the RV Park required in LUDO Section 12.080 shall include provisions for both short term stay (up to 30 days) and long term stay (up to one year). Spaces shall be identified for each kind of stay. Stays longer than one year may be approved by the Planning Commission. Except for a park manager, no space may be used for permanent residency.

**FINDING A-28:** This operational plan submitted by the applicant states that 4 RV Spaces will be designated as monthly (not to exceed a year) and 6 RV Spaces will be designated as nightly/weekly (not to exceed 30 days). The Park Manager will reside in the existing single family home on the property. System development charges are to be assessed based on the length of stay designations and must be paid at the time of development. Criteria met with conditions.

**Section 12.060 Review Process.** Recreational Vehicle Parks shall be reviewed as conditional uses per the provisions of Section 3.050.

**FINDING A-29:** Criteria met.

**Other applicable requirements of the LUDO:**

**Section 5.130.030 Stream Corridor Overlay District.** *The stream corridor setbacks shall be 50 feet from the top-of-bank as shown on The Dalles Stream Corridor Inventory.*

**FINDING A-30:** No structures are proposed within 50’ from the top-of-bank from Chenowith Creek. As detailed in Section 5.130.050 Permitted Uses within the SC Overlay District – passive recreation uses such as picnic areas may be allowed within the SC overlay. In addition, minor improvements that have no material effect on the listed purposes of the chapter are also allowed in the SC Overlay. The proposal includes a pet area and some landscaping within the SC Overlay that are clearly allowed. The proposal also includes a RV Space that is very close, if not within, the SC Overlay. Without a professional survey – this is difficult to determine. Staff recommends that this RV Space be allowed as a “minor improvement” in this area. Criteria met with conditions.

**Section 10.040 Pedestrian Requirements.**

A. *Sidewalks shall typically be required along both sides of all arterial, collector, and local streets...*

**FINDING A-31:** No sidewalks currently exist along the frontage of the subject property along W 10<sup>th</sup> Street. There are no immediate plans to install sidewalks along this frontage. However, W 10<sup>th</sup> is designated as a Residential Network Street and the proximity to the nearby School make this a high priority area for installing sidewalks at some point in the future. As Planning Commission is well aware of the relatively recent changes to improvements required with development for residential development – the improvements can still be required of Commercial developments. The RV Park is considered an Commercial Use. Staff recommends that a Delayed Development Agreement be completed as a Condition of Approval for this development. The Delayed Development Agreement will specify terms for when and how the City can initiate the installation of a sidewalk along the frontage of the subject property. Criterion met with conditions.

**CONCLUSION AND STAFF RECOMMENDATION:** Staff is recommending approval of this application with the suggested conditions listed below.

**IF APPROVED, RECOMMENDED CONDITIONS OF APPROVAL:**

1. All improvements must be installed by the applicant in accordance with the Land Use Development Ordinance.
2. The applicant shall submit a completed Wastewater Survey Questionnaire to the City Planning Department. The results of the survey will determine if an industrial wastewater discharge permit is required. If a permit is required, there will need to be a method to meter this discharge. This is for compliance of the City’s state mandated wastewater pre-treatment program. General Ordinance #08-1292
3. Prior to the start of any City utility connection work or required changes, the City requires that a pre-construction meeting be held with the applicant, the City Engineer, and the Development Inspector.

4. Any activity that produces radio or television interference, noise, glare, dust or particulate matter, vibration, smoke or odor beyond the site, or beyond allowable levels as determined by local, state, and federal standards shall not be allowed. Noise impacts across the property line shall not exceed 60 decibels. Lighting impacts across the property line shall not exceed 0.5 foot-candles.
5. Each RV Park shall at times keep a neat appearance. All materials and supplies must be stored within the structure. No outside storage of materials or supplies will be allowed.
6. The applicant must register the RV Park with the State and meet all applicable requirements from the State.
7. Signs will be applied for under a separate permit.
8. The applicant must meet all State Building Code requirements and complete the permitting process through Mid-Columbia Building Codes.
9. A revised site plan must be submitted at time of building permit that shows measurements of front, side and rear yard setbacks in relation to RV spaces.
10. The stopping sight distances must be met by locating landscaping outside of vision clearance areas
11. Driveway improvements must be completed to bring the driveway into compliance with Section 6.060 Driveway and Entrance Standards.
12. The applicant must work with Public Works to apply “large vehicle turning templates” to the proposed driveway to ensure that the width, surface, grade, and location of the driveway can safely accommodate large vehicles.
13. A Detailed Landscaping Plan meeting the requirements listed in Section 3.030.030(B) is required to be submitted at time of building permit.
14. The applicant must follow the detail provided in the Operational Plan regarding length of stay etc. Any changes to the Operational Plan must be proposed to the Planning Department and may need to be brought back to Planning Commission as an modification to the Conditional Use Permit.
15. System development charges are to be assessed based on the details submitted in the Operational Plan regarding length of stay designations and must be paid at the time of development.
16. Applicant must adhere to requirements detailed in Section 5.130 Stream Corridor Overlay District.
17. Applicant must complete a Delayed Development Agreement which will specify terms for when and how the City can initiate the installation of a sidewalk along the frontage of the subject property.



**Sewer Lines**  
20% Pitch

- 4"
- 3"

**Harvest Park**  
Full Service RV Resort  
The Dalles, Or



## **Part 2 of RV Park Development Proposal**

### **Written Operational Plan in Narrative Form**

#### **Overview:**

Purposing a Full Service 10 Site RV Park; providing the community with recreational vehicle parking spaces to serve traveling tourists and contractors who will be looking for short term rental space while working on construction projects within the community. The Rules and Regulations defined for each space occupant whether Monthly Tenant or Nightly Guests are designed for the purpose to make the park a better and neater place for each occupant to live. They are for the benefit and safety of the guests and their families. See attached the Monthly Tenant Rules and Regulations which reflect the Nightly Guests Rules and Regulations with the exception of the length of stay and the age of RV rules and regulations. Also attached is a Monthly Tenant Application. A maximum of 2 vehicles and 1 RV per site is strictly enforced. Proof of current registration is required for each vehicle and RV. The park will accept RV's class A, B & C motorhomes, travel trailers, & 5<sup>th</sup> wheels up to 15 years of age (monthly). Toy haulers may only lower their rear gates where designated. 1998 or newer truck campers. Truck campers may only be removed if they meet certain criteria. They cannot remain dismounted for more than 30 consecutive days. We will not accept van conversions or converted school, transit buses or horse trailers. All RV's must be self-contained w/3" sewer hose. All RV's must have a clean appearance, no body damage or rust. They must have tight, secure connections, no leaks, all systems in good working order. Park management reserves the right to refuse entry to the park.

Four RV sites will be equipped with metered utility pedestals. These four will be designated as the short term (monthly) rental sites. The additional six sites will be rented nightly and weekly to traveling tourists. Thirty (30) days is the maximum stay for nightly and weekly guests. The nightly guests and their RV must leave the property for 24 hours before returning for a new stay. NO EXCEPTIONS.

#### **Hours of operation defined:**

Quite hours are from 10:00 PM to 7:00 AM. Nightly guests will check-out by 11:00 AM and start Checking in at 2:00 PM, NO check-in after 8:00 PM unless pre-arranged. The Park will be open year around.

#### **Landscaping & Screening:**

Each RV space will have a defined private grass and graveled area. Each space will have at least one fruit tree and picnic table. Each space will be clearly defined and assigned a separate name. No fire pits allowed. Only gas grills are allowed.

The east property line will have an 8' privacy fence along the full length of its boarder separating the existing trailer park from the purposed Harvest RV Resort Park.

The west, north and south property lines will be screened with vegetation and some decorative fencing.

#### **Irrigation:**

The irrigation source is the Certificate One Acre Water Right from the Chenowith Creek under permit no 40007 and the existing well.

#### **Lighting:**

Each space will have a hardwired low voltage light at the water, electric and cable utility pedestal. Note: The location of the utility pedestal is located on the site plan.

#### **Utility Connections:**

Each RV Site is designed to be a full service hook-up. Full service defined as; 50amp, city sewer, and water for each RV Site. Water and electric pedestals' for each RV site is located towards the driver's side rear of an RV. The Sewer line for each RV Site is located more to the center of the RV pad on the driver's side. There is a 10' separation between sewer and water lines.

Domestic Water: The existing well is being explored as a viable potable water source for the 10 RV sites. It is estimated the well will pump in excess of 40 gallons a minute. Mike ( A&A Pump Sales, LLC is providing the service. 541-978-0806.

Electric: The PUD connect location servicing the property is located on the northwest corner property line.

Sewer: City. The city sewer-connect location servicing the property is elevated approximately 10'. There is a need for a sewer tank and pump. The service connection is approximately 65' from the southwest corner property line. The lift station tank location is 50' feet from the existing well and purposed future swimming pool.

#### **Toilets:**

In accordance to the requirements of the Oregon Administrative Rules Chapter 918-650-0050 table 2, the existing permanent structure will contain a separate bathroom for men and women with 1 toilet and 1 lavatory each.

#### **Section 7; Setbacks:**

Setback requirements are in compliance with the zone district. No permanent structures new or existing are within 10' of a property line. No permanent structures or permanent utility construction is within 50' of Chenowith Creek High Water Mark.

#### **Section 9; Street:**

##### **Widths;**

Streets are a minimum of 12' and a maximum of 24'. They are in compliance with Oregon Administrative Rules Chapter 918-650-0045 (4). They are of adequate width to accommodate the planned parking and traffic load.

##### **Individual RV Site Access;**

Each site is designed for vehicular access to a park street. The access is not obstructed by grade or vertical clearance. Caution and warning signs will be provided as needed.

##### **Connection to a Public Way;**

The park street system has a direct connection to a public way. The public way is 10<sup>th</sup> Street. There is an existing driveway.

##### **Park Streets;**

The roads are designed for minimum nine-ton gross loads and are well drained. The street surface is crushed rock and gravel

##### **Entry and Exit;**

The existing driveway off 10<sup>th</sup> street will serve as an entrance and exit for the RV Park. The width will be a minimum of 24'. This entrance and exit access is a minimum of 75' edge to edge from any other exit. The visual view from each direction North and South along 10<sup>th</sup> street is greater than 250' from the entrance and exit access lanes. The grade for the first 20' of the entrance/exit access will not change from the current driveway grade. Guest will STOP at the designated area "DO NOT PROCEED UNTIL REGISTERED". This provision allows management to place drive-in RV'ers into sites that will accommodate them. The distance from the entrance to the "STOP Area" allows staging of two RV's. Also the staging area will not impede exiting traffic.

##### **Emergency Vehicle Access;**

There is a Fire Hydrant on the south property boundary line. As drawn on the purposed site plan, the interior park road connects to the existing utility easement road. This provides access for emergency vehicles such as fire trucks to parks southern RV sites.

**STORM WATER SYSTEM;**

There will be an on-site retention for water run-off and drainage.

**MODIFICATIONS REQUESTED:**

Fencing; requesting the 6' minimum fencing requirement is relaxed along the existing east boundary line. We Request the allowance of an 8' privacy fence along the east boundary line from the northeast corner to the southeast property corner.

**Emergency Contact and name of person submitting request:**

Linda Heath

907-398-9715

lheath.ak@gmail.com

Condition Exception:

**Sidewalk:** Requesting a Delayed Development Agreement of the sidewalk boarding 10<sup>th</sup> Street. The compliance with such a condition will be a financial hardship for the project going forward. There are practical difficulties involved in carrying out the provision of this condition which makes the strict compliance impractical at this time. The nearest sidewalk from the southwest corner of the property is ½ mile away. The project property sits half within the city limits and half outside the city limits.

**AN ORDINANCE AMENDING GENERAL ORDINANCE NO. 98-1222, AS AMENDED, ADOPTING AMENDMENTS TO THE CITY'S CHAPTER ON RECREATIONAL VEHICLE PARKS**

**WHEREAS**, the City of The Dalles is currently without any Recreational Vehicle Parks; and

**WHEREAS**, the City Council has adopted a goal to encourage Recreational Vehicle Parks; and

**WHEREAS**, the Planning Commission held two public hearings, on January 21, 2016, and February 4, 2016, received a staff report, reviewed the recommendations of staff, and heard testimony from the public; and

**WHEREAS**, on February 4, 2016, the Planning Commission closed the public hearing and recommended to the City Council a series of amendments to the City's Recreational Vehicle Park Code, a part of the City's Land Use and Development Ordinance (LUDO); and

**WHEREAS**, on March 14, 2016, the City Council, after publishing notices as required, held a public hearing in which it reviewed the recommendations of the Planning Commission and a staff report, but deferred any action; and

**WHEREAS**, on May 9, 2016, the City Council continued its public hearing from March 14, adopted a series of amendments to the LUDO and directed staff to prepare an Ordinance;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF THE DALLES ORDAINS AS FOLLOWS:**

Section 1. Criteria for Amendment Satisfied. Section 3.110.030 of the City's Land Use and Development Ordinance provides that text amendments to the Ordinance shall be consistent with the City's Comprehensive Plan, and State laws and administrative rules. Concerning the Comprehensive Plan, Goal #9, Economic Development is stated as follows: "To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens". Testimony was presented to the Planning Commission and the City Council as to the need for recreational vehicle parking spaces to serve tourists and the needs of contractors who will be looking for short term rental space while working on construction projects in the City. Goal 9 states that a policy of the Comprehensive Plan is to "encourage tourism-related services as an element in the diversification of the community's economy". Creation of sites for potential recreational vehicle parks to be

used by tourists will stimulate economic activity related to tourism, consistent with the Comprehensive Plan. Providing contractors with short term residential occupancy, who will be working on construction projects in the community, will promote economic activity in the City, consistent with the City's Comprehensive Plan.

Regarding the criteria of compliance with State laws and administrative rules, the state has many statutes and administrative rules which govern the construction and operation of recreational vehicle parks. Many of the proposed amendments to the City's LUDO will eliminate provisions in the City's LUDO which are the same as, or similar to, the state regulations. The City Council finds that the proposed amendments are in compliance with the State laws and administrative rules concerning recreational vehicle parks.

Section 2. All numerical references in this Ordinance refer to sections of the LUDO, contained in General Ordinance No. 98-1222.

Section 3. Amend chapter 12 by adding a new section, 12.020 Zoning, to read as follows: **Recreational Vehicle Parks (RV Parks) are allowed outright in the CG (General Commercial), CR (Recreational Commercial), and CLI (Commercial Light Industrial) zones. RV Parks are allowed conditionally in the I (Industrial), NC (Neighborhood Center Overlay), RH (High Density Residential), and RM (Medium Density Residential) zones.**

Section 4. Amend Section 12.020, Development Standards, by renumbering it to 12.030.

Section 5. Amend paragraph A, Laws and Regulations, of the renumbered Section 12.030, by adding a new sentence at the end to read as follows: All the requirements of federal, state, and local laws and regulations shall be met. **Refer to Oregon Revised Statutes Section 455.680 and Oregon Administrative Rules chapter 918, division 650 for State of Oregon requirements for RV Parks.**

Section 6. Amend paragraph C, Area Requirements, of the renumbered Section 12.030, by deleting the entire paragraph. ~~1. Park Size. RV Parks shall be a minimum of one acre and a maximum of 15 acres in size. 2. Space Area. The minimum size for each space shall be 700 square feet and shall not include any common areas, roadways general use structures, walkways, parking areas for vehicles other than RVs, or landscape areas.~~

Section 7. Amend paragraph D, Setbacks, of the renumbered Section 12.030, by renaming it paragraph C, and further amending it by deleting the existing language: ~~1. There shall be an average 10 foot setback between the park and any public streets, but in no case shall the setback be less than 5 feet. 2. Side and rear setbacks shall be the same as, or greater, than the setbacks required by the zone district of abutting properties, but in no case shall the setback be less than 5 feet,~~ and adding the following new language: **Setbacks. Setbacks shall be the same as the setbacks required by the zone district.**

Section 8. Amend paragraph E, Street Widths, of the renumbered Section 12.030, by deleting the entire paragraph. ~~Park Streets shall have a minimum 10 foot wide paved surface for one way travel, and a minimum 20 foot wide paved surface for two way travel. Where on street parking will be allowed, add 8 feet of pavement width for each side of street where parking is proposed. Streets shall be paved with asphalt, concrete, or similar impervious surface and designed to permit easy access to each RV space.~~

Section 9. Amend paragraph F, Access, of the renumbered Section 12.030, by renaming it paragraph D, and further amending it to read as follows: D. Access in Residential Zones. 1. Access to an RV Park shall be from an arterial or collector street, **or shall be from a street with sufficient width and ease of access to allow any RV to enter and exit without causing undue traffic problems. If the access is not from an arterial or collector street, each access shall be evaluated on a case-by-case basis to determine if access is adequate for the type of RV which is anticipated to enter into, and exit from, the RV Park. The evaluation will include on-street parking allowances and the condition of the street.**

2. **In order to facilitate ease of entry and exit, the Planning Commission may authorize a wider driveway entrance than is otherwise provided for in the Ordinance.**

3. Park access connections to public streets shall meet the requirements of Section 6.050: Access Management.

4. **For RV Parks of 10 or more spaces**, at least two vehicular exits shall be provided. Each exit shall be no closer than 75 feet (edge to edge) from any other exit.

Section 10. Amend paragraph G, Screening, of the renumbered Section 12.030 by renaming it paragraph E, and further amending it by adding the words “**with vegetation**” after the phrase “the park shall be screened”, as follows: Except for the access roadway into the park, the park shall be screened **with vegetation** on all sides abutting rights-of-way or neighboring properties per the provisions of Section 11.060: Park Perimeter Screening.

Section 11. Amend paragraph H, Certification of Sanitation, of the renumbered Section 12.030 by deleting it. ~~Evidence shall be provided prior to development approval that the park will be eligible for a certificate of sanitation as required by Oregon State law.~~

Section 12. Amend paragraph I, Surfacing, of the renumbered Section 12.030 by renaming it paragraph F.

Section 13. Amend paragraph J, Water, Sewer, and Electrical Service, of the renumbered Section 12.030 by deleting it. ~~All RV Parks shall be provided with adequate~~

stations throughout the park providing for piped potable water filling and sewage disposal.

Section 14. Amend paragraph K, Trash Receptacles, of the renumbered Section 12.030 by deleting it. ~~Trash receptacles for the disposal of solid waste material shall be provided in convenient locations throughout the park for the use for guests. The number and capacity of trash receptacles shall be sufficient to insure there is no uncovered accumulation of trash at any time in the park.~~

Section 15. Amend paragraph L, Non-Recreational Vehicle Parking Requirement, of the renumbered Section 12.030 by renaming it paragraph G.

Section 16. Amend paragraph M, Toilets, Lavatories, and Showers, of the renumbered Section 12.030 by deleting it. ~~The park shall provide toilets, lavatories, and showers for each gender. For every 15 RV spaces, or fraction thereof, there shall be 1 toilet, 1 urinal, 1 lavatory, and 1 shower for men, and 2 toilets, 1 lavatory, and 1 shower for women. The toilets and the showers shall afford private and the showers shall be provided with private dressing areas. Facilities for each gender shall be separated by a soundproof wall.~~

Section 17. Amend paragraph N, Utility Area, of the renumbered Section 12.030 by deleting it. ~~The park shall provide at least 1 utility building or room containing 1 clothes washing machine and 1 clothes drying machine for every 15 RV spaces.~~

Section 18. Amend paragraph O, Standards for Buildings, of the renumbered Section 12.030 by deleting it. ~~The building spaces required by Subsections (M) and (N) above shall be lighted at all times of day and night, shall be ventilated, shall be provided with heating and cooling facilities, shall have floors of waterproof material, shall have sanitary ceiling, floor and wall surfaces, and shall be provided with floor drains adequate to permit easy cleaning.~~

Section 19. Amend Section 12.030, Landscaping, by renumbering it to Section 12.040 and further amending it to add the sentence **“The landscaping plan will include internal shade trees”** to the end of the paragraph. All areas not occupied by buildings, streets, and RV spaces shall be landscaped per the provisions of Section 6.010: Landscaping. A landscape plan is required prior to the City signing a building permit application. **The landscaping plan will include internal shade trees.**

Section 20. Amend Section 12.040, Park Maintenance and Storage, by renumbering it to Section 12.050.

Section 21. Amend Section 12.050, Length of Stay, by renumbering it to Section 12.060 and further amending it by deleting the existing language: ~~No recreational vehicle shall remain in the park for more than 30 days in any 60 day period. Exceptions shall include one space of unlimited duration for a park manager, and up to one third of the spaces for stays up to 6 months. Spaces for extended stays shall be marked as such, and~~

adding the following: **The operational plan for the RV Park required in LUDO Section 12.080 shall include provisions for both short term stay (up to 30 days) and long term stay (up to one year). Spaces shall be identified for each kind of stay. Stays longer than one year may be approved by the Planning Commission. Except for a park manager, no space may be used for permanent residency.**

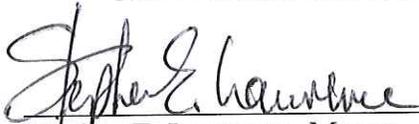
Section 22. Amend Section 12.060, Review Process, by renumbering it to Section 12.070.

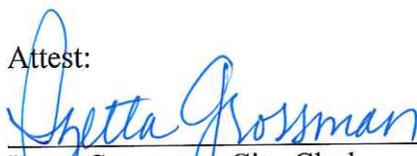
Section 23. Amend Chapter 12 by adding a new Section 12.080, Review Criteria, to read as follows: **RV Park Development proposals shall include two parts. First, a site plan showing all aspects of the park layout including access, roadways, number of spaces, space design, buildings, and other required features. A second site plan may be required by the Planning Commission showing features required in the conditional use permit process. Second, a written operational plan in narrative form explaining such operational aspects as park hours, landscaping and irrigation, lighting, utility connections, roadways, access to public streets, emergency contact phone numbers, and other requirements as set by the Planning Commission.**

PASSED AND ADOPTED THIS 13<sup>TH</sup> DAY OF JUNE, 2016.

Voting Yes, Councilor: Miller, McGlothlin, Spatz,  
Voting No, Councilor: Elliott  
Absent, Councilor: Brown  
Abstaining, Councilor: —

AND APPROVED BY THE MAYOR THIS 13<sup>TH</sup> DAY OF JUNE 2016.

  
Stephen E. Lawrence, Mayor

Attest:  
  
Izetta Grossman, City Clerk



## **RESOLUTION NO. P.C. 554-16**

Adopting Conditional Use Permit Application #180-16 of Linda Heath to develop a 10 space Recreational Vehicle Park (RV Park). The property is located at 3821 W. 10<sup>th</sup> Street and is further described as 2N 13E 29CA t.l. 1600 and is zoned “RM” – Residential Medium Density.

### **I. RECITALS:**

- A. The Planning Commission of the City of The Dalles has conducted a public hearing to consider the above request on August 18, 2016. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- B. Staff’s report of Conditional Use Permit #180-16 and the minutes of the August 18, 2016 Planning Commission meeting, upon approval, provide the basis for this resolution and are incorporated herein by reference.

### **II. RESOLUTION:**

Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part “I” of this resolution. CUP #180-16 is hereby *approved* with the following conditions of approval:
  1. All improvements must be installed by the applicant in accordance with the Land Use Development Ordinance.
  2. The applicant shall submit a completed Wastewater Survey Questionnaire to the City Planning Department. The results of the survey will determine if an industrial wastewater discharge permit is required. If a permit is required, there will need to be a method to meter this discharge. This is for compliance of the City’s state mandated wastewater pre-treatment program. General Ordinance #08-1292
  3. Prior to the start of any City utility connection work or required changes, the City requires that a pre-construction meeting be held with the applicant, the City Engineer, and the Development Inspector.
  4. Any activity that produces radio or television interference, noise, glare, dust or particulate matter, vibration, smoke or odor beyond the site, or beyond allowable levels as determined by local, state, and federal standards shall not be allowed. Noise impacts across the property line shall not exceed 60 decibels. Lighting impacts across the property line shall not exceed 0.5 foot-candles.
  5. Each RV Park shall at times keep a neat appearance. All materials and supplies must be stored within the structure. No outside storage of materials or supplies will be allowed.
  6. The applicant must register the RV Park with the State and meet all applicable requirements from the State.

7. Signs will be applied for under a separate permit.
8. The applicant must meet all State Building Code requirements and complete the permitting process through Mid-Columbia Building Codes.
9. A revised site plan must be submitted at time of building permit that shows measurements of front, side and rear yard setbacks in relation to RV spaces.
10. The stopping sight distances must be met by locating landscaping outside of vision clearance areas
11. Driveway improvements must be completed to bring the driveway into compliance with Section 6.060 Driveway and Entrance Standards.
12. The applicant must work with Public Works to apply “large vehicle turning templates” to the proposed driveway to ensure that the width, surface, grade, and location of the driveway can safely accommodate large vehicles.
13. A Detailed Landscaping Plan meeting the requirements listed in Section 3.030.030(B) is required to be submitted at time of building permit.
14. The applicant must follow the detail provided in the Operational Plan regarding length of stay etc. Any changes to the Operational Plan must be proposed to the Planning Department and may need to be brought back to Planning Commission as an modification to the Conditional Use Permit.
15. System development charges are to be assessed based on the details submitted in the Operational Plan regarding length of stay designations and must be paid at the time of development.
16. Applicant must adhere to requirements detailed in Section 5.130 Stream Corridor Overlay District.
17. Applicant must complete a Delayed Development Agreement which will specify terms for when and how the City can initiate the installation of a sidewalk along the frontage of the subject property.

**III. APPEALS, COMPLIANCE, AND PENALTIES:**

- A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 3.020.080 of the Land Use and Development Ordinance, and must be filed with the City Clerk within ten (10) days of the date of mailing of this resolution.
- B. Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this permit.
- C. All conditions of approval must be met within the time limits set by this resolution or by ordinance. Failure to meet any condition will prompt enforcement proceedings that can result in: 1) permit revocation; 2) fines of up to \$500.00 per day for the violation period; 3) a civil proceeding seeking injunctive relief.

The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 19<sup>th</sup> DAY OF August, 2016.

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Bruce Lavier, Chairman  
Planning Commission

I, Richard Gassman, Planning Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 18<sup>th</sup> day of August, 2016.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Richard Gassman, Planning Director  
City of The Dalles



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
Planning Department

### RESOLUTION NO. P.C. 553-16

To gain approval to stay the revocation process of Site Plan Review #42-83. Property is located at 280 Webber Street, The Dalles, Oregon, and is further described as 2N 13E 33C t.l. 900. Property is zoned "CLI"- Commercial/Light Industrial District.

#### I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on August 4 and August 18, 2016 conducted public hearings to consider the above request. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- B. Staff's report of Site Plan Review #42-83 and the minutes of August 4 and August 18, 2016 Planning Commission meeting, upon approval, provides the basis for this resolution and are incorporated herein by reference.
- C. The Planning Commission agrees that the property at 280 Webber Street is not in compliance with the conditions of approval for Site Plan Review #42-83 in that recycling material is visible from a public way.
- D. That failure to comply with a condition of approval is grounds for revocation of site plan approval.

#### II. RESOLUTION:

Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part "I" of this resolution. The property at 280 Webber Street, under SPR #42-83, is hereby granted a stay of revocation with the following conditions of approval:
  1. A&P Recycling must submit, within 90 days, a written plan to show how any outside storage will be effectively screened by a wall, fence or planting so that such materials will not be visible from a public way to bring the Site Plan Review into compliance.
  2. At such time as the Planning Commission approves a submitted plan, A&P Recycling must implement such plan within 6 months of the Commission's approval.

#### III. APPEALS, COMPLIANCE, AND PENALTIES:

- A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 3.020.080 of the Land Use and Development Ordinance, and must be filed with the City Clerk within ten (10) days of the date of mailing of this resolution.
- B. Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this permit.
- C. All conditions of approval must be met within the time limits set by this resolution or by ordinance. Failure to meet any condition will prompt

enforcement proceedings that can result in: 1) permit revocation; 2) fines of up to \$500.00 per day for the violation period; 3) a civil proceeding seeking injunctive relief.

The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 19TH DAY OF AUGUST, 2016.

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Bruce Lavier, Chairman  
Planning Commission

I, Richard Gassman, Planning Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 18<sup>th</sup> day of August, 2016.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Richard Gassman, Planning Director  
City of The Dalles