

RESOLUTION NO. P.C. 68-85

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF THE DALLES RECOMMENDING THAT THE CITY
COUNCIL APPROVE A ZONING ORDINANCE TEXT AMEND-
MENT RELATING TO RECREATIONAL VEHICLE PARKS (PART
OF AMENDMENT #29-85)

I. Recitals.

- (A) The Planning Commission initiated the procedures for a Zoning Ordinance amendment on February 21, 1985 subsequent to review of a staff recommendation relating to recreational vehicle parks.
- (B) The Planning Commission has heretofore on March 7, 1985, conducted a public hearing on the proposed text amendments.
- (C) The criteria for a Zoning Ordinance amendment is consistency with the Comprehensive Plan.

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.
- B. Approval of the amendment, shown in Exhibit "A" attached to this Resolution, is recommended for the following reasons:
 - 1. The need to provide for recreational vehicle parks is a result of the increased effort by community organizations to promote tourism as an economic development strategy. The only zone in the entire urban growth area where a recreational vehicle park could be proposed is the Residential Mobile Home District. The two closest R.V. parks are located 10 miles to the west and 17 miles to the east of The Dalles. The Commission received testimony providing further evidence of the need for a facility in The Dalles.
 - 2. The only feasible locations for a recreational vehicle park with Columbia River access inside the UGB is the Lone Pine Trailer Park and the M-2 Industrial District (primarily Port ownership) north of the city limits. The General Commercial District offers an opportunity for consideration of an R.V. park considering accessibility and the City's land use pattern.

3. A pertinent Comprehensive Plan policy (#5, Goal #9, Economy) states:
5. Reserve industrial zones for industrial uses and uses compatible with industry. Exclude residential uses and commercial uses which are not compatible.

The proposed amendment has been drafted to provide criteria for review of compatibility for a proposal in an industrial district. In addition, the draft amendment provides for review of the impact of a proposal on the supply of commercial and industrial land. Thirdly, the existing Conditional Use Permit criteria (Sec. 31) provides for additional review criteria.

4. The Port of The Dalles has indicated that a lease agreement for an R.V. park on Port industrially designated land would contain a termination clause in the event an industrial use was proposed.
 5. The proposal does not conflict with any Comprehensive Plan policy relating to the General Commercial designation.
- C. The Secretary of the Commission shall (a) certify to the adoption of the Resolution and (b) forthwith transmit a copy of the said Resolution to the City Council of the City of The Dalles.

ADOPTED AND APPROVED THIS 7th DAY OF March , 1985.


CHAIRMAN, PLANNING COMMISSION

I, Jack Lesch, Secretary to the Planning Commission of the City of The Dalles, do hereby certify that the foregoing Resolution was passed at a Regular Meeting of the Planning Commission of the City of The Dalles, held on the 7th day of March , 1985.

AYES: COMMISSIONERS: Byrne, Northrop, Donnell, Hawkins, Zukin.
NOES: COMMISSIONERS: none.
ABSENT: COMMISSIONERS: O'Herron, Walker.
ABSTAIN: COMMISSIONERS: none.

ATTEST: 
Secretary, Planning Commission

REVISED EXHIBIT "A", RESOLUTION NO. 68-85

ZONING ORDINANCE TEXT AMENDMENTS
RE: RECREATIONAL VEHICLE PARKS

Amend Section 14 "CG" GENERAL COMMERCIAL DISTRICT, 14.2(B)
Conditional Uses Permitted, as follows:

Existing number 8. becomes 9. and 8. becomes: Recreational
Vehicle Parks subject to City ordinance governing same.

Amend Section 15 "M-1" LIGHT INDUSTRIAL DISTRICT, 15.2(B)
Conditional Uses Permitted and Section 16. "M-2" HEAVY INDUS-
TRIAL DISTRICT, 16.2 Conditional Uses Permitted, as follows:

7. Recreational vehicle park or campground subject to City ordinance governing same; and provided that the Planning Commission can make the following findings:
 - (a) that the development does not conflict with any emerging patterns of industrial development and the nature of the development or its site is such that it is appropriate as an isolated development in the location proposed; and
 - (b) that the development will not have a detrimental impact on the supply of industrial land considering land area and the locational needs of industry.