



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

RESOLUTION PC 608-22

Approval of Conditional Use Permit Application **201-21, BTR, LLC**, for approval to site and construct a 24-unit Recreational Vehicle Park. Property is located at 905 Heritage Way and further described as 2N 13E 29 DC tax lot 11600. Property is zoned RM – Medium Density Residential District.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on November 3, 2022 conducted a public hearing to consider the above request. A staff report was presented, stating the findings of fact, conclusions of law, and staff recommendation.
- B. Staff's report of Conditional Use Permit 201-21 and the minutes of the November 3, 2022 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:

In all respects as set forth in Recitals, Part "I" of this resolution, Conditional Use Permit 201-21 is hereby approved with the following conditions of approval:

1. Conditions Requiring Resolution Prior to Submission of Final Plan:

- a. Final plan submission must meet all the requirements of The Dalles Municipal Code, Title 10 Land Use and Development, and all other applicable provisions of The Dalles Municipal Code.
- b. A detailed site plan, construction/design and landscape plan consistent with all Conditions of Approval be approved by the Community Development Director and the City Engineer prior to the issuance of a building permit.
- c. All construction/design plans for public infrastructure, improvements, or rights-of-way (ROW) shall be approved by the City Engineer.
- d. Submit engineered plans for review and approval by the Public Works Department. All design and installation of public improvements shall be installed or bonded by the Applicant in accordance with the City of The Dalles Municipal Code, Title 10 – Land Use and Development Public Improvement Procedures and the APWA standards, specifications, and drawings, as amended and adopted by the City and approved by the City Engineer, or otherwise guaranteed to be completed by the applicant to the satisfaction of the City.

- e. Applicant must include an internal pedestrian walkway separated from vehicle parking or maneuvering areas by grade, different paving material, or landscaping on a revised site plan. Applicant may request an alternative to these separation/surfacing standards subject to Planning Commission approval.
- f. Applicant must include sidewalks along the W. Eighth Street frontage to edge of the adjacent property on a revised site plan.
- g. Applicant must replace the existing driveway at the W. Eighth Street/Heritage Way intersection with a City approved drive approach and include this detail on a revised site plan.
- h. All ROW improvements must be clearly shown on a revised site plan.
- i. Applicant must contact Wasco County Building Codes and/or the State of Oregon Building Codes Division Department of Consumer and Business Services for additional permitting requirements associated with the proposed development. If any additional requirements require modifications to recreational vehicle (RV) Park features, these features must be provided on a revised site plan.
- j. Shade trees must be provided throughout the park and shown on a revised site plan.

2. Conditions Required Prior to Final Plan Approval

- a. All proposed landscaping must be installed.
- b. Applicant will be required to install half-street ROW improvements along the entire frontage of the subject property and must extend through the site to the edge of adjacent properties.
- c. Screening must be provided along all ROW frontages and neighboring properties, with vegetation reaching the required height of 6' within two (2) years of planting.

3. Conditions Required During Construction of Public Improvements and Franchise Utilities

- a. A pre-construction meeting including the City Engineer and Construction Inspector is required prior to construction or site prep work. All public improvements shall first obtain design and construction approval from the City Engineer.
- b. Applicant must warranty all public improvements against defect for one year from the date of final acceptance by the City.
- c. All proposed franchise utilities are required to be installed in accordance with each utility provider.
- d. All ROW improvements shown on the approved site plan must be installed.
- e. No approach/entrance shall be built closer than 5' from any property line.
- f. Egress onto Heritage Loop is left turn only. Proper signage must be installed at the access point.

4. Conditions Required Prior to City Building Permit Approval

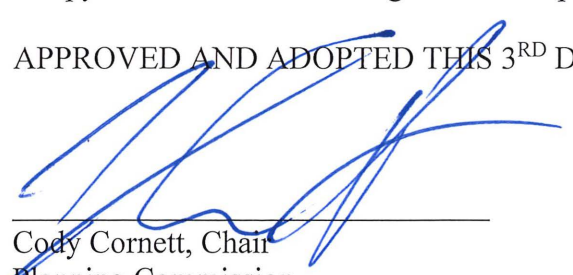
- a. All Conditions of Approval listed in Sections #1 and #2 above.

5. Ongoing Conditions

- a. RV Park quiet hours are between 10:00 pm and 8:00 am. Hours must be clearly displayed within the park.
- b. No mechanical component of a RV may exceed 60 decibels across property lines.
- c. No exterior generators may be permitted.
- d. All lighting shall not directly illuminate adjoining properties. Lighting sources shall be shielded and arranged so as not to produce glare in any public ROW, with a maximum illumination at the property line not to exceed an average horizontal foot-candle of 0.3 for non-cut-off lights, and 1.0 for cut-off lights.
- e. All development must adhere to the approved site plan for this development.
- f. Applicant will be responsible for continued maintenance of the internal private utility system.
- g. Current contact information for park management must be clearly displayed at all times within the park.
- h. It is the sole responsibility of the Applicant to ensure the park is kept in a neat appearance, with no outside storage of materials or equipment belonging to the park or to any of the guests.
- i. All proposed walking paths must be maintained to ensure safe and efficient circulation on the subject property.
- j. All landscaping must be maintained and irrigated to ensure survival of plant materials.
- k. No plantings, walls, screens, structures, or permanent or temporary obstructions exceeding 24" in height may be placed within the vision clearance area of the subject property.
- l. The minimum length of RV stays is 30 days. No RV stay may exceed more than one year.
- m. No RV may be over 20 years old from the date of initial check-in.
- n. Check-in and check-out time for RVs must be between 9:00 am and 5:00pm.

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 3RD DAY OF NOVEMBER, 2022.



Cody Cornett, Chair
Planning Commission


I, Joshua Chandler, Community Development 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 3rd day of November, 2022.

AYES: Aparicio, Cornett, Grant, Pena, Poppoff, Portela

NAYS: None

ABSENT: Mascher

ABSTAIN: None

ATTEST: 
Joshua Chandler, Director
Community Development Department
City of The Dalles