

**MINUTES**

**PLANNING COMMISSION MEETING**

November 3, 2022

5:30 p.m.

City Hall Council Chambers  
313 Court Street, The Dalles, Oregon 97058  
Via Zoom / Livestream via City Website

**PRESIDING:** Cody Cornett, Chair

**COMMISSIONERS PRESENT:** Karly Aparicio, John Grant, Maria Pena, Mark Poppoff,  
Nik Portela

**COMMISSIONERS ABSENT:** Philip Mascher

**STAFF PRESENT:** Director Joshua Chandler, Associate Planner Kaitlyn Cook,  
City Attorney Jonathan Kara, and Secretary Paula Webb

**CALL TO ORDER**

The meeting was called to order by Chair Cornett at 5:31 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Cornett led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

It was moved by Aparicio and seconded by Portela to approve the agenda as submitted. The motion carried 6/0; Aparicio, Cornett, Grant, Pena, Poppoff and Portela voting in favor, none opposed, Mascher absent.

**APPROVAL OF MINUTES**

It was moved by Pena and seconded by Poppoff to approve the minutes of October 6, 2022 as submitted. The motion carried 6/0; Aparicio, Cornett, Grant, Pena, Poppoff and Portela voting in favor, none opposed, Mascher absent.

**PUBLIC COMMENT**

None.

**QUASI-JUDICIAL PUBLIC HEARINGS**

Chair Cornett read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, bias, or a conflict of interest which would prevent an impartial decision. Hearing none, Chair Cornett opened the public hearing at 5:39 p.m.

**CUP 201-21, BTR, LLC, 905 Heritage Way**

Request: Applicant is requesting approval to site and construct a 24-unit Recreational Vehicle Park.

Director Chandler noted two key differences in the proposals before the Commission. Both are Conditional Use applications for Recreational Vehicle (RV) parks. However, the level of review differs widely. The first is a comprehensive review; the second is a conceptual review.

Director Chandler provided the staff report and presentation, Exhibit 1.

In response to Commission questions, Director Chandler replied:

- A sidewalk is required on a portion of W. Eighth Street to meet existing sidewalks on Heritage Way and Heritage Loop.
- A landscaping screen must reach 5' within two years of installation. In addition to landscaping screening, a fence must also be installed.
- There will be parking for one vehicle per space. No guest parking is proposed. RV parking standards are not the same as parking standards for multi-family use.
- Extraneous items must be located within the storage units; nothing may be store around the RVs. There are 24 spaces and 16 storage units proposed.
- All units will have full utility hookups. In addition, a bathroom facility will be provided.
- Staff reviewed the Traffic Impact Analysis; no mitigation is required. No additional entrance or exit is required.

Chris Rogers, BTR, LLC, 4328 Lords Lane, Lake Oswego, Oregon 97035

Mr. Rogers stated the following:

- The intent is long-term stays. If possible, an allowed stay of greater than one year is preferred.
- Lighting will be similar to that used in campgrounds.
- One parking space per RV is allocated; however, the depth of the space allows room for two vehicles parked end to end.
- Storage units will be rented on a first-come, first-served basis. No external storage is permitted.
- Each site will have a light with complete power, water and sewer hookup. There will be no need for a generator.
- A manager will live on site with contact information posted. Check in and check out will be held during daytime hours.

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- Upon entrance to the park, a list of rules and regulations will be provided. Renters out of compliance will be given notice to correct issues. Renters with repeated infractions will be held to the lease agreement, and ultimately may be asked to leave.
- The RV sites are 60' deep with additional space for vehicle parking.
- To ensure a "high end" park, rents will be substantially higher and more services will be provided. Applicants will be screened.
- Typically a deposit and first month rent will be required, in addition to the lease.
- In cases of non-payment, the applicant will follow the State's specific rules for non-payment of rent.
- Added expense will provide good fencing, screening, gated entry and exit, services, and well-manicured landscaping in order to attract a higher end clientele.
- When comparing manufactured home parks versus long-term RV parks, it has become more affordable to live in RV parks. In addition, the tenant has mobility. The park will provide affordable housing, not low-income housing.
- The site is 1.68 acres.

Proponents: None.

Opponents:

Dave Arnold, 962 Heritage Loop, The Dalles

Mr. Arnold noted his written comments were submitted earlier in the afternoon, Exhibit 2.

Tenants staying over one year may want more than one car. The applicant is not providing extra parking. Many cars are parking on the streets. If the tenants park on the street, who will enforce that?

Residents on Heritage Loop and Heritage Way were not notified.

The applicant spoke of a 24/7 operation and long-term leases. Why is the applicant looking at both? If it is 24/7, people will come in and out. Will tenants for a weekend be screened?

This will not be good for a family neighborhood. It will not increase anyone's income in the City. The houses there will probably go down in value, generating lower property taxes.

Seth Sakraida, 952 Heritage Loop, The Dalles

Mr. Sakraida's comments were submitted November 3, 2022, Exhibit 3.

Mr. Sakraida stated short stays will generate more traffic. This is a residential neighborhood; an RV park does not fit the demographic of the neighborhood.

The property was built for one driveway, not two driveways. The second drive will go into the neighborhood next to a house.

Many children play in the neighborhood. This park could be a problem.

Property values will be affected by the RV park. Who will buy a house next to an RV park?

The City won't get any tax money from this, other than the property itself. If the property was divided into lots, the City would get tax money on each of the lots.

Will there be an age restriction on the RV?

Who will enforce the rules?

Chair Cornett replied this works conceptually like an apartment complex. The complex has an on-site property manager responsible for collecting fees and ensuring tenants comply with the rules. The City's Code Enforcement Officer will also respond to complaints from neighbors.

Travis Yates, 1213 Jefferson Street, The Dalles

This is a family neighborhood that is not high density. The applicant is proposing 24 sites in right next to a neighborhood where families are living and raising children. This brings in a new dynamic. The residents did not purchase homes to end up next to a campground.

Property values will go down. RV users are not invested in the neighborhood. They are not paying taxes. Are campgrounds allowed in the City?

Director Chandler replied this is an RV park and a conditional use allowed in the City.

Mr. Yates is opposed to this as a citizen and property owner in The Dalles. By allowing this in the neighborhood, you are telling the citizens of this area, "We don't care about your property value. We don't care about your safety. We don't care about the influx of traffic and possibility of crime, theft, vagrancy in the neighborhood." You are allowing the invasion of "out-of-towners."

Dave Arnold, 962 Heritage Loop, The Dalles

Mr. Arnold stated mobile homes are more expensive because they are designed to be lived in 365 days a year. He has yet to see an RV designed to be lived in for more than 3-6 months a year.

Neither Proponent or Opponent:

Scott McKeown, 1017 C Pomona Street, The Dalles

Mr. McKeown stated he was not speaking in opposition. He added it seems many neighbors are concerned about short-term stays, and the applicant does not want that either. Would the applicant consider setting minimum stays?

Chris Rogers, BTR, LLC, 4328 Lords Lane, Lake Oswego, Oregon 97035

In response to comments, Mr. Rogers replied:

- Short-term stays change management and taxation of individual sites. This request is for a 30-day minimum stay.
- We are willing to increase the screening height to reduce potential "eyesore" vehicles.
- Typically, visitors are retired couples or work force individuals. Most have only one vehicle. We are willing to include in the rules some method to reduce on-street parking by tenants.
- An additional driveway was required for ingress and egress.

- This application is not for a campground – the park will require 30-day minimum stays.
- Landscaping and maintenance will be hired out to third parties.

Director Chandler noted all RV parks specifically require a second exit.

Commissioner Poppoff stated he would like the addition of shade trees. Director Chandler replied the Planning Commission could require trees.

Chair Cornett closed the public hearing at 6:49 p.m.

Commissioner Portela suggested a Condition of Approval (COA) requiring shade for noise insulation and prevention of a heat island. Director Chandler noted there would be screening vegetation surrounding the development.

Commissioner Aparicio asked if the minimum stay is automatically applied, or if a COA is required.

Director Chandler replied the Code requires each stay to be 30 days to one year. A short-term stay of less than 30 days must be reflected on the plan and report nightly stays. Short-term stays, considered transient lodging, require a transient lodging tax. System Development Charges are calculated differently for short-term stays.

Chair Cornett added a COA requiring stays over 30 days. No stay may exceed one year.

Chair Cornett added a COA requiring all RVs to be less than 20 years old.

Commissioner Grant noted many older RVs are completely renovated. This COA would exclude renovated RVs. The Commission consensus was to include the 20 year threshold.

Chair Cornett added a COA for submittal of a revised Site Plan illustrating placement of additional shade trees. Director Chandler noted the Applicant will be required to provide a revised Site Plan reflecting included Conditions such as a drive approach and sidewalk. Slight modifications are typical after going through the review process.

Chair Cornett added a COA requiring business hours for check-in and check-out from 9:00 a.m. to 5:00 p.m. and quiet hours from 10:00 p.m. through 8:00 a.m.

Commissioner Aparicio noted the second driveway exits directly into the neighborhood, and asked if the driveway could be located elsewhere.

Director Chandler noted the Code requires driveways be separated by at least 75 feet. Chair Cornett suggested a mandated left turn from the second driveway.

Commission consensus agreed to a COA requiring the exit on Heritage Loop is a mandatory left turn exit.

It was moved by Poppoff and seconded by Portela to approve CUP 201-21 with additional Conditions of Approval. The motion carried 4/2; Cornett, Grant, Poppoff and Portela voting in favor, Aparicio and Pena opposed, Mascher absent.

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**CUP 208-22, Lonny Hutchison, 2510 W. Second Street**

Request: Applicant is requesting conceptual approval to improve and expand an existing Recreational Vehicle Park, per TDMC 10.3.050.030 (C). Upon approval of conceptual review, the Applicant will proceed with a Site Plan Review to site and construct the development.

Chair Cornett asked if any Commissioner had ex parte contact, bias, or a conflict of interest which would prevent an impartial decision. Hearing none, Chair Cornett opened the public hearing at 7:17 p.m.

Associate Planner Cook provided the staff report and presentation, Exhibit 2.

Commissioner Aparicio requested confirmation the Applicant was requesting stays over one year. Chair Cornett asked if the Commission was approving only stays over one year. Planner Cook replied they were correct.

Commissioner Aparicio referred to the past discussion regarding impacts to the neighborhood. She encouraged the Commission to take into consideration all the conditions imposed on the last site, for this site as well.

Chair Cornett noted the zoning for this site is different, and asked if zoning made a difference. Commissioner Aparicio replied yes and no. Not all of the same conditions are necessary, but check-in and check-out hours, among others, should be considered.

Commissioner Pena agreed. If the Commission is trying to improve the community, the Commission should attempt to prevent a regression to the site's current condition.

Associate Planner Cook noted the length of stay should be added as a Condition of Approval.

**Matt Williams, 21510 NE Blue Lake Road, Fairview, Oregon 97024**

Mr. Williams said his business partner, Lonny Hutchison, was present via Zoom.

Mr. Williams stated manufactured housing communities, mobile home parks and RV parks are all different, not only in code but also in the way they are seen by state and federal entities. Manufactured housing communities contain homes built post-HUD, prior to HUD guidelines in June, 1976. Mobile homes are built prior to 1976 for permanent residence but not to HUD standards. RV parks are for structures with axles, a tongue, and mobility.

The intent of the project is to remove two deteriorating buildings following the proper environmental process. In addition to the buildings, the site currently contains 21 units consisting of manufactured homes and RVs. The site is operating as long-term use.

The Applicant is requesting approval from the City that the Applicant can provide a clean, healthy, safe environment from an affordable perspective by allowing a length of stay greater than one year. Spaces will rent from \$600 to \$700; current rents are approximately \$550.

Eight trees over 50 feet tall are on site. The plan is to keep as many trees as possible, dependent on advice from an arborist.

The business plan is based on long-term stays, greater than one year. Park rules allow only vehicles newer than 10 years.

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Some view RV parks as less desirable, consisting of dilapidated eyesores. A dilapidated RV park does not benefit the investor. Stays of greater than one year allow the requirement of skirting around the RV, contributing to a permanent façade and providing additional protection from adverse weather, dirt, debris, and storage under the RV.

Two parking spaces are provided for each unit; seven guest parking spaces are included in the plan. Lighting and paving will be included.

The property is in poor condition. One challenge will be redeveloping the property while retaining current residents. Approximately \$650,000 will go toward excavation, paving, system development charges, drainage, landscaping, and permitting.

In response to Commission questions, Mr. Williams replied:

- Stays over one year provide security to tenants. Limiting stays to less than one year forces management to remove or relocate tenants.
- RV parks fall under Oregon Landlord Tenant Law. Tenant law dictates any landlord/tenant relationship beyond 30 days.
- RVs that age beyond 10 years while under the lease agreement may remain in the park until they fail to maintain their property or violate the lease agreement.
- The site is not in a neighborhood; it will not generate a hindrance to adjacent properties.
- The intent is not to provide stays of less than 30 days. Minimum 30 day stays are 10% of the park; 90% of the park require a one-year lease minimum.
- An on-site manager will live in the park.

Lonny Hutchison, 400 NE Lucas Rd, Troutdale, Oregon 97060

Mr. Hutchison stated the property has been in use for many years for long-term housing. This is a continuation of that use. If the intent was not to improve the part, no approval would be required. Approval is required to redevelop and improve the park.

Proponents:

Scott McKeown, 1017 C Pomona Street, The Dalles

Mr. McKeown is pleased with this project. It will make the neighborhood more beautiful, and improve the west end of town.

Lisa Wallace, 3720 Columbia View Drive, The Dalles

Ms. Wallace, Wallace Plumbing, would be thrilled to have them next door.

There were no opponents.

Chair Cornett closed the public hearing at 8:00 p.m.

Attorney Kara requested additional time to research an unresolved question of law connected with the length of stay.

Director Chandler noted the Applicant is in a due diligence period for purchase of the property. Without approval for stays greater than one year, the Applicant will not purchase the property.

Attorney Kara stated an extension could be some prejudice to the Applicant. Best practices might suggest allowing the Applicant to inform this specific question as to what the harm might be were we to continue this hearing to November 17, 2022.

The public hearing re-opened at 8:09 p.m.

Matt Williams, 21510 NE Blue Lake Road, Fairview, Oregon 97024

Mr. Williams stated they are in escrow with the due diligence period ending November 7, 2022; the closing date is November 14, 2022. Mr. Williams negotiated an extension to attend tonight's hearing. Based on the decision tonight, we will withdraw from the transaction or move forward. The seller has indicated they are not interested in extending the period.

Mr. Williams said, unless the ordinance specifically prevents a long-term stay, his request is to address any other hurdles during the actual Site Plan Review.

Attorney Kara stated there is a prohibition on permanent residency. Although the Planning Commission may allow stays greater than one year, the Commission may not allow stays on a permanent basis.

Attorney Kara suggested setting a time limit of a date certain, a cap on the number of years.

Mr. Williams directed attention to ORS 197493, which states:

“A state agency or local government may not prohibit the placement or occupancy of a recreational vehicle, or impose any limit on the length of occupancy of a recreational vehicle, solely on the grounds that the occupancy is in a recreational vehicle, if the recreational vehicle is:

- a) Located in a manufactured dwelling park, mobile home park or recreational vehicle park;
- b) Occupied as a residential dwelling; and
- c) Lawfully connected to water and electrical supply systems and a sewage disposal system.”

Attorney Kara replied this seems to suggest the City may not impact the length of any occupancy wholly on those grounds. However, it seems the City could limit the length of occupancy on other grounds.

Mr. Williams stated RV residents typically stay four to six years.

Attorney Kara stated he had not indicated anything that would prevent this Commission from allowing what the Applicant sought to achieve here, which was the extension of allowing more than a one-year stay. Attorney Kara did not see anything in the application requesting permanent residency.

Mr. Williams stated the existing code caps residency at one year. The Applicant's proposal, technically, was beyond a year for long-term housing. A cap on residency could be detrimental, but the proposal specifically request approval from the City for long-term housing beyond a year.



Attorney Kara replied it would be appropriate for the Commission to impose as a condition, the applicant may include long-term stays, and stays longer than one year, to be determined through Site Plan Review. In that way, the hearing could be resolved tonight, with the understanding that the final deadline for capping length of stay would be at a later date.

Chair Cornett closed the public hearing at 8:33 p.m.

Chair Cornett stated the concept of permanent dwelling is not defined, and we are not given the opportunity to define it in the criteria in the packet we have. Therefore, that concept is not applicable to a decision given the substantive information received in the public hearing. Chair Cornett did not find it necessary to define a length of stay.

It was moved by Cornett and seconded by Poppoff to approve CUP 208-22 with proposed Conditions of Approval, including the Condition that stays greater than one year are allowed, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report. The motion carried 6/0; Aparicio, Cornett, Grant, Pena, Poppoff and Portela voting in favor, none opposed, Mascher absent.

### **RESOLUTIONS**

Resolution PC 608-22: Approval of CUP 201-21, BTR, LLC

It was moved by Cornett and seconded by Poppoff to approve Resolution PC 608-22 for CUP 201-21 with amended Conditions of Approval. The motion carried 6/0; Aparicio, Cornett, Grant, Pena, Poppoff and Portela voting in favor, none opposed, Mascher absent.

Resolution PC 609-22: Approval of CUP 208-22, Lonny Hutchison

It was moved by Cornett and seconded by Poppoff to approve Resolution PC 609-22 for CUP 208-22 with amended Conditions of Approval. The motion carried 6/0; Aparicio, Cornett, Grant, Pena, Poppoff and Portela voting in favor, none opposed, Mascher absent.

### **STAFF COMMENTS / PROJECT UPDATES**

Chair Cornett requested postponing the remaining agenda items to the next meeting.

### **COMMISSIONER COMMENTS / QUESTIONS**

The Planning Commission congratulated the new CDD Director, Joshua Chandler.

### **ADJOURNMENT**

Chair Cornett adjourned the meeting at 8:42 p.m.

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Submitted by/  
Paula Webb, Secretary  
Community Development Department

SIGNED:



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Cody Cornett, Chair

ATTEST:



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Paula Webb, Secretary  
Community Development Department



# City of The Dalles Planning Commission

THURSDAY, NOVEMBER 3, 2022 | 5:30 PM

## Conditional Use Permit No. 201-21

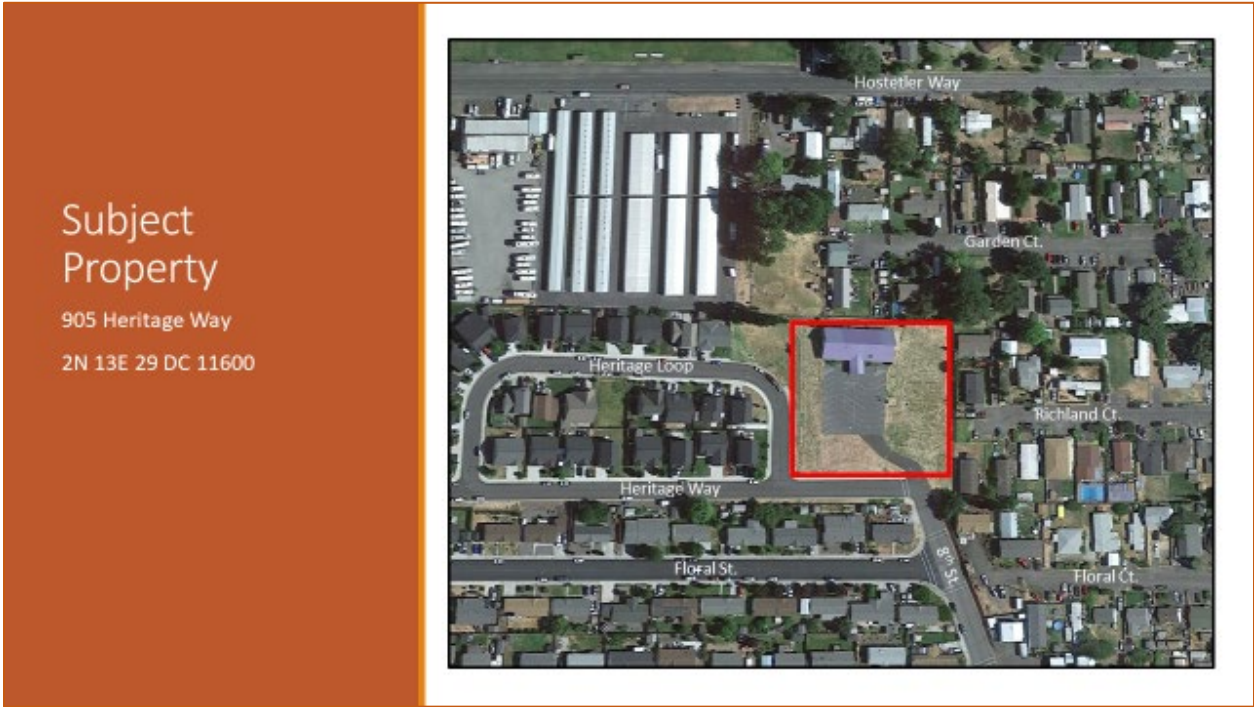
**Applicant:** BTR LLC

**Address:** 905 Heritage Loop

**Assessor's Map and Tax Lot:** 2N 13E 29 DC 11600

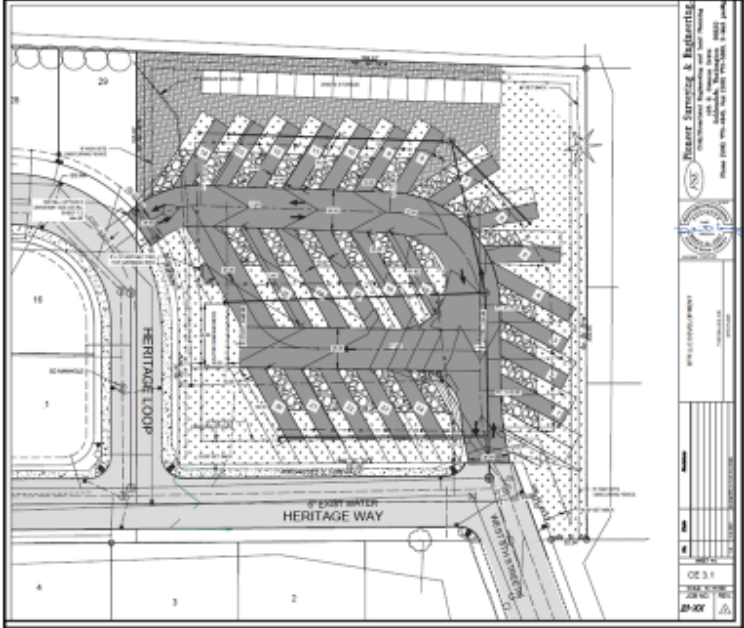
**Zoning District:** Medium Density Residential "RM"

**Proposal:** *Applicant is requesting approval to site and construct a 24-unit Recreational Vehicle Park.*



**Proposal**

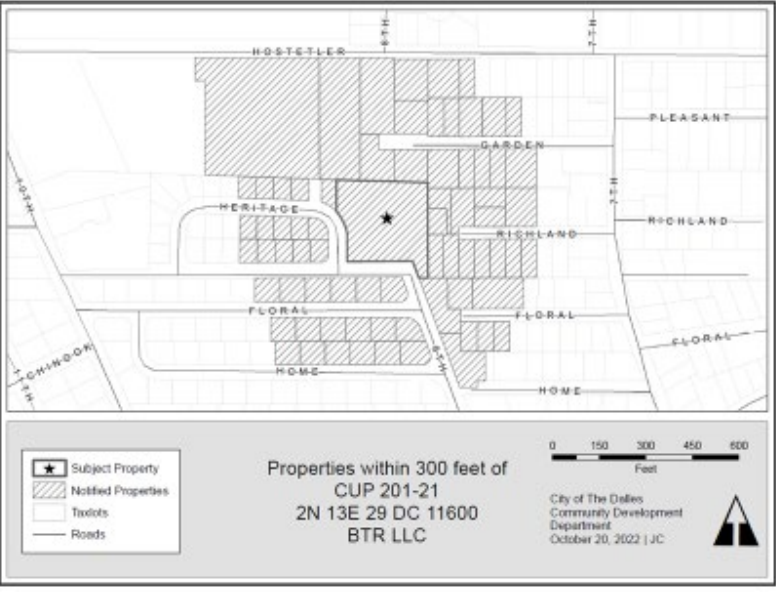
- 24 total RV spaces
- Buildings
  - Bathroom/ Showers
  - Storage Units (x16)
- Landscaping/screening throughout



The site plan shows a rectangular lot with a curved driveway labeled 'HERITAGE LOOP' on the left side. The lot is divided into several sections. A large area in the center and right is filled with a pattern representing RV spaces. To the left of the RV spaces, there are several rectangular buildings. The lot is bordered by 'HERITAGE WAY' on the bottom and 'SHERWOOD' on the left. A north arrow is located in the top right corner. The plan is signed by 'BTR LLC' and 'BTR LLC'.

**Notification**

- Notice sent to all properties within 300' radius (72 in total)
- State requirement = 100'



The map shows a grid of streets including 'HOSTETLER', 'GARDEN', 'PLEASANT', 'RICHLAND', 'FLORAL', and 'HOME'. A star marks the 'Subject Property' at the intersection of 'HERITAGE' and 'FLORAL'. A shaded area represents 'Notified Properties' within a 300-foot radius. A legend in the bottom left corner identifies the symbols for 'Subject Property', 'Notified Properties', 'Taxlots', and 'Roads'. A scale bar in the bottom right shows distances from 0 to 500 feet. The map is titled 'Properties within 300 feet of CUP 201-21 2N 13E 29 DC 11600 BTR LLC' and includes the text 'City of The Dalles Community Development Department October 20, 2022 | JC'.

## Comments Received

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As of 3pm today, two comments were received:

- Seth Sakraida, 952 Heritage Loop
- David and Cheryl Arnold, 962 Heritage Loop

Staff forwarded these comments to the applicant encouraging their response

## Impact (TDMC 10.3.050.040)

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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 Article shall modify other noise ordinance standards as adopted by the City.
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.)
3. Dust and other particulate matter shall be confined to the subject property.
4. The following odors shall be completely confined to subject property:
5. Vibrations shall not be felt across the property line.
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 limited to:
- ~~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 Chapter 11.12—Historic Resources.~~

## Impact (TDMC 10.3.050.040)

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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 Article shall modify other noise ordinance standards as adopted by the City.

### Proposed Conditions:

- 5a. Applicant establish and enforce reasonable quiet hours
- 5b. No mechanical component of a RV may exceed 60 decibels across property lines
- 5c. No exterior generators

### Recommendations:

- Check in/Check out times occur within quiet hours

## Impact (TDMC 10.3.050.040)

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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.)

### Proposed Conditions:

- 2c. Additional landscaping required along street frontage

## Impact (TDMC 10.3.050.040)

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3. Dust and other particulate matter shall be confined to the subject property.
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.*
5. Vibrations shall not be felt across the property line.

## Impact (TDMC 10.3.050.040)

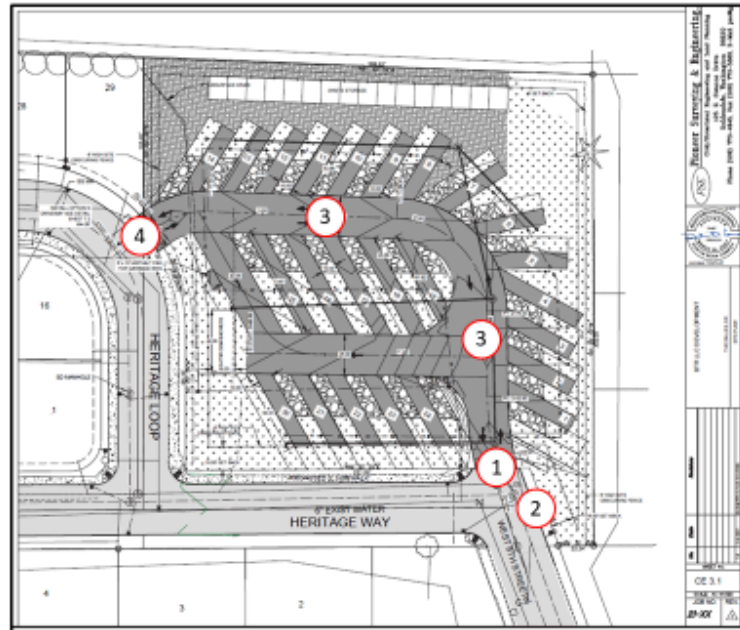
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6. The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use. Evaluation factors shall include, but are limited to:
  - a. *Street designation and capacities;*
  - b. *On-street parking impacts;*
  - c. *Bicycle safety and connectivity;*
  - d. *Pedestrian safety and connectivity*



## Required Modifications

1. Drive Approach Required at Entrance
2. Sidewalk extension required to property line
3. Internal pedestrian walkway
4. Access points must be no closer than 5' from property line



## Access

1. In/out required at both access points
2. Turning templates for both access points
3. Traffic Impact Study required
  - Classified as "Mobile Home Park" per ITE
  - Turning templates provided for 3 study intersections
  - No mitigation required

## Additional Requirements

- RV stays may not exceed 1 year (unless approved by PC this evening)
- Manager contact information must be posted on-site at all times
- No outside storage
- All other State RV Park requirements must be met

*Violations of park requirements will be handled on a complaint basis*

## Commission Alternatives

1. **Staff recommendation:** The Planning Commission move to adopt Resolution PC 608-22 approving Conditional Use Permit 201-21, with the proposed Conditions of Approval included with this report, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report.
2. If the Planning Commission desires to deny Conditional Use Permit 201-21, move to direct staff to prepare a resolution of denial. The Planning Commission shall identify the specific criteria concerning this decision.

To whom it may concern,

My name is Seth Sakraida, I live at 952 Heritage Loop. This letter is in response to the notice of public hearing regarding the proposed Recreational Vehicle Park at 905 Heritage Way.

I would like it to be known that I am against the development of a RV park at this location. I have lived in this neighborhood since May 2014 and have always been assured that it is and always has been a quiet, clean, family friendly neighborhood with very little crime. These facts are what has made myself as well as the people of this community view our homes and neighborhood as an ideal place to raise our kids and have little to no fear that our community would ever be a harm bearing place for our families to bloom and grow. I feel that if the RV park is approved it will alter this mindset, as well as tarnish the value, integrity, and the already existing family-oriented environment of not only my neighborhood, but the surrounding neighborhoods as well.

I have a 4-year-old that I currently feel safe letting play in the yard and with the other neighborhood kids because we generally know everyone who comes in and out and have limited traffic in our neighborhood. Having a RV park directly across the road from my house will change that for not only my child, but all the other children who live here. The increase traffic, of well over 100 trips per week, will increase risk of traffic hazards to residents who live in the surrounding neighborhoods, thus putting our kids in danger. The property in question currently and has always had one entrance and exit point on Heritage Way. The plan proposes a second entrance and exit on Heritage Loop. Heritage Loop is a narrow neighborhood road where many residents and visitors park along the sides of the road. This does not allow room for large recreational vehicles to safely navigate in and out of the park, nor does it have room to accommodate the increased traffic of daily residents and visitors that the proposed RV Park would entail.

I do not feel that proper notification was sent to everyone who will be impacted by the development of a RV Park in the middle of a residential area. Only properties within 300 feet of the building site were notified of the proposal, which included less than half of the properties within the individual streets and neighborhoods surrounding the proposed RV Park. Notice should have been sent to all properties on each of the streets and neighborhoods within the 300 feet perimeter. Additionally, the application submitted by BTR LLC shows that traffic impact studies were done on the intersections of 7<sup>th</sup> / Ponoma, 8<sup>th</sup> / Ponoma, and 10<sup>th</sup> / Ponoma. Properties within 300 feet of each of those intersections should have also been notified as the increased traffic from the development of this proposed RV Park will also impact their safety. The failure to notify all of the properties mentioned above shows a lack of professionalism and respect for the members of the community which will be impacted. Whether or not this was intentional, I feel that the proposed RV Park effects a lot more than just the people who were originally notified. I believe it is necessary for all surrounding residence of the neighborhood to be notified as they deserve a chance to speak on this matter.

I do feel that developing the property in question is necessary, however, additional permanent residential homes would be a more appropriate use of this property. This would add to the value of the existing properties in the area and create more revenue for the city in property taxes while still maintaining the family-oriented environment of the surrounding neighborhoods.

Thank you for considering these points in your decision.

*Seth Sakraida*



Comments on 905 Heritage Way 24-unit RV Park.

Is a 24 unit RV Park allowed in a residential neighborhood?  
Does the city need more RV-trailers in town being used as permanent residences?  
I would think a RV-trailer park would be more of a commercial type of use of this property. The goal is now to generate a profit from this property by using it in this way. If a 3,250 sq ft lot size is the maximum density for the city then the math would allow for about 20 spaces with 20% for infrastructure. Why is there 24?

There is only one way in or out of this property and that is from 8th street. Currently 29 homes use this with 24 more added we would end up with 53 homes with at least 1 or 2 cars some with more cars using only one enter exit point. Is this safe? Driving to the property from 6th street, you would come in on Pomona and go to the 7th st.stop sign. That is already a very bad intersection\place to cross 7th street. There is no visibility to the left for oncoming traffic. Pomona street,from 7th to 8th st, is falling apart with the current traffic.

There are over 50 properties that will be affected by the traffic from this rv park going in. These houses were NOT notified of this proposal. 14 houses in Heritage loop\way, 13 houses on Floral St. 23 homes on 8th st., and at least 7 more on Pomona st.

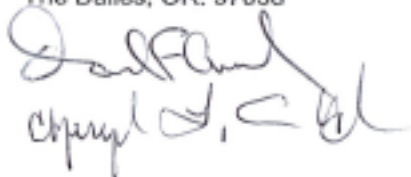
I understand planning can not go less than 300ft for notices so please change to 1000ft notice range for future proposals. This might better inform affected homeowners in the area.

If there is no time limit on the spaces as long as you pay rent then do we end up with more "permanent resident RV/Trailer park" and not really a Recreational Vehicle Park? I could see a trailer / motorhome move in and then never move out. If this happens we will end up with a 24 unit trailer park. I do not think a trailer park is the best use for this property that is in the middle of single family homes.

There is no open space / park play area in this plan for the 50 or more people that would live there. When people moved to this housing area the church had a swing set, basketball hoop, teeter-totter and places for kids in the neighborhood to play. That is now gone. Kids are now playing on the streets and sidewalks in the area.

Do the people that are proposing this project have any other trailer parks of this type that they now run? Who is BTR LLC from Lake Oswego? Do they have any experience in this type of property management? Who will be responsible for code enforcement in the park? Will the city handle the code violations? Will the 24 homes and residents be paying property taxes to The Dalles or DMV registrations to the state?

David and Cheryl Arnold  
962 Heritage Loop  
The Dalles, OR. 97058







# City of The Dalles Planning Commission

NOVEMBER 3, 2022 | 5:30 PM

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## Conditional Use Permit 208-22

- ❑ **Applicant:** Lonny Hutchison
- ❑ **Land Owner:** Spee Dee Haulers, Inc.
- ❑ **Address:** 2510 West 2<sup>nd</sup> Street
- ❑ **Zoning:** Commercial Light Industrial

**Proposal:** The Applicant is requesting conceptual approval to improve and expand an existing Recreational Vehicle (RV) Park. Upon approval of conceptual review, the Applicant will proceed with a Site Plan Review to site and construct the development.

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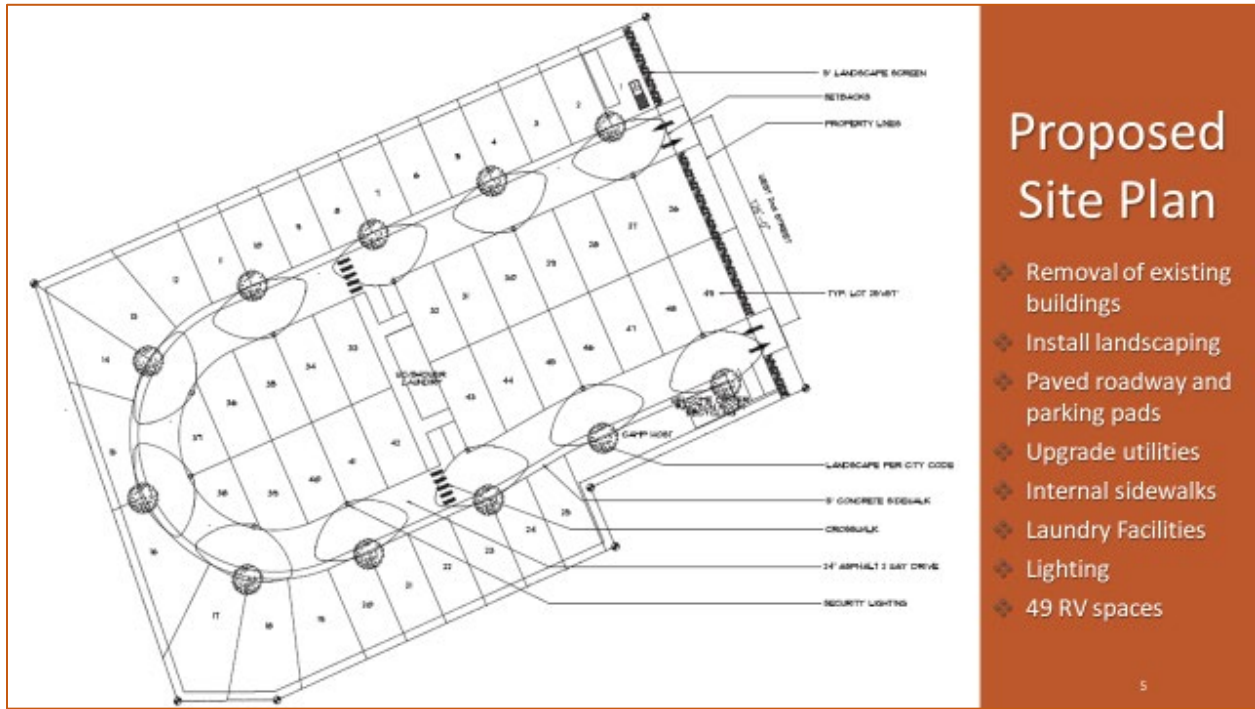
## Background

- Known as Spee Dee Haulers
- No comments received during the 14 day comment period.
- Currently 21 RV spaces.



## Current Conditions





## Concept Review

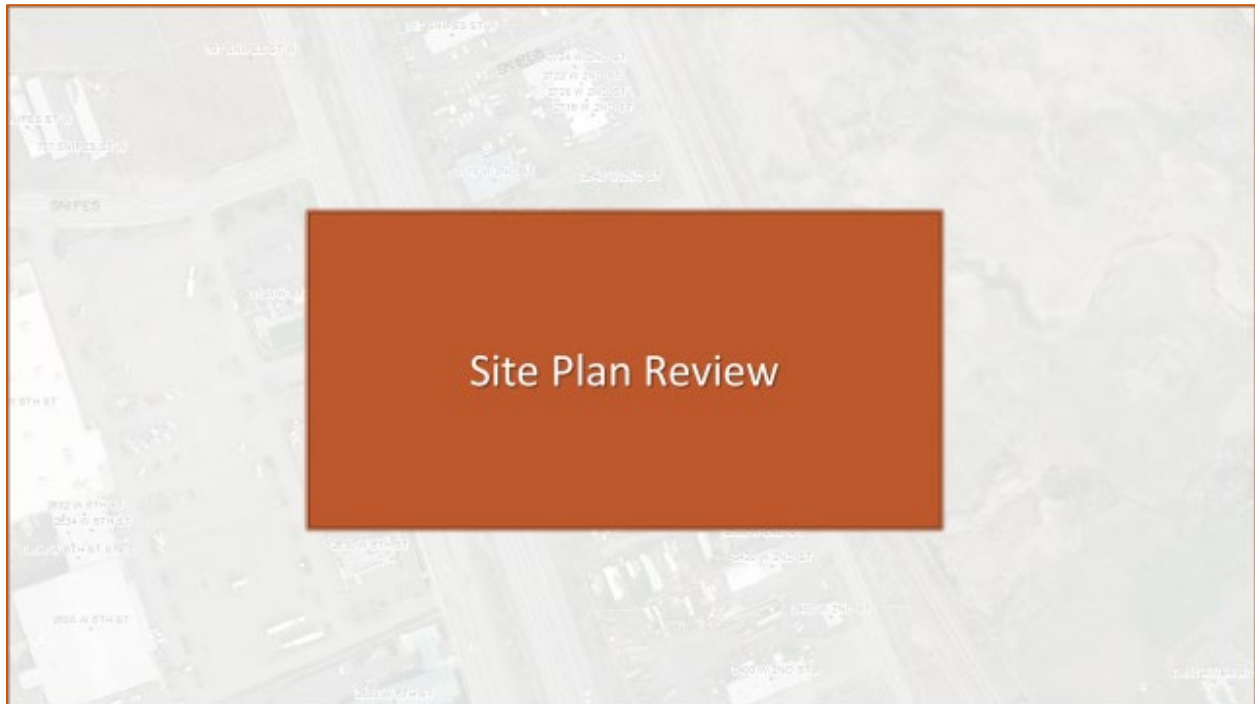
Section 10.3.050.030 C.

1. The City offers a two-stage concept approval process for conditional uses. The applicant may request initial concept approval using the quasi-judicial process. If approval of the concept is granted, the applicant must then submit a detailed site plan and get final approval through the site plan review process.
2. Applicants choosing the concept option must provide sufficient information in the form of site plans, narratives, or other documents to allow the Commission to make an initial decision.
3. The Commission may impose conditions or require performance guarantees on concept approval in the same manner as for regular conditional use applications.

The Concept Review does not include the following:

- Landscaping Standards
- Access Management Standards
- Driveway and Entrance Standards
- Parking Standards
- Improvements Required with Development
- RV Park Requirements of TDMC Chapter 10.12

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## Length of Stay

Section 10.12.060

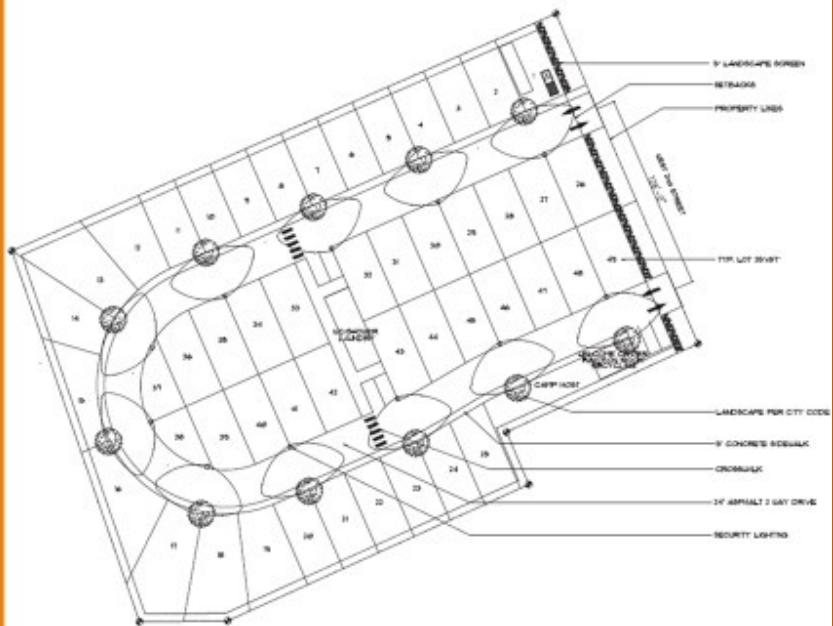
Per TDMC 10.12.060, stays longer than one (1) year may be approved by the Planning Commission.

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## Impact Mitigation

(Review Criteria 10.3.050.040C)

- a) Noise
- b) Lighting
- c) Dust and Particulate Matter
- d) Odors
- e) Vibrations
- f) Transportation System



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**Impact Mitigation**  
(Review Criteria 10.3.050.040C)

- a) Noise
- b) Lighting
- c) Dust and Particulate Matter
- d) Odors
- e) Vibrations
- f) Transportation System

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Staff Recommends Approval  
with Conditions

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## Recommendation

Based on the application materials and findings demonstrating compliance with the applicable criteria, **Staff recommends approval of Conditional Use Permit 208-22 subject to the following conditions of approval.** Any modifications to the approved plans, other than those required by this decision, will require a new land use application and approval.

1. Following an approved concept plan, a Site Plan Review shall be required to site and construct the development.
2. The site plan must clearly identify all RV spaces as long-term or short-term.
3. All short-term stays must pay Transient Lodging Taxes to the City for each nightly stay.

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## Commission Alternatives

1. **Staff recommendation:** The Planning Commission move to approve Conditional Use Permit 208-22, with the proposed Conditions of Approval included with this report, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report.
2. If the Planning Commission desires to deny Conditional Use Permit 208-22, move to direct staff to prepare a resolution of denial. The Planning Commission shall identify the specific criteria concerning this decision.

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