



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

RESOLUTION PC 612-22

Approval of Conditional Use Permit Application **207-22, RTD Development, LLC**, for approval to site and construct a nine-space Recreational Vehicle (RV) park on a 3.6-acre parcel. The property is located at 2514 W. Tenth Street and is further described as 2N 13E 32 DB tax lot 1100. Property is zoned RH – High Density Residential District.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on January 5, 2023 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 207-22 and the minutes of the January 5, 2023 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 207-22 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 must 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. The Applicants 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. The Applicants may request an alternative to these separation/surfacing standards subject to Planning Commission approval.
- f. All ROW improvements must be clearly shown on a revised site plan.
- g. The Applicants 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.
- h. Screening must be provided along all ROW frontages and neighboring properties, with vegetation no less than 6' in height at the time of planting.
- i. All side yard screening must be setback no less than 5' from the neighboring property lines.
- j. The Applicants must include the location of a front entry gate on a revised site plan.

2. Conditions Required Prior to Submission of City Building Permit

- a. All Conditions of Approval listed in Section #1 above.

3. Conditions Required During Construction

- 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. The Applicants 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. The Applicants 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.
- e. All drive approaches must not exceed 5% grade for the first 20'.
- f. All proposed landscaping must be installed.
- g. The existing southern driveway be removed and replaced with new ROW improvements.
- h. The Applicants shall install a front entry gate that is to remain open during operational hours and closed at all other times, subject to the following conditions:
 - i. Gate and access to the gate must meet Oregon Fire Code as determined by the Fire Marshal of Mid-Columbia Fire and Rescue; and

- ii. City Engineer approval of a gate operational plan to ensure traffic and pedestrian safety impact are reasonably mitigated; and
- iii. Demonstrate in writing to the Community Development Director compliance with both conditions 3,h,i and 3,h,ii above.

4. Conditions Required to Park Operations

- a. The Applicants must secure housing/employment of an on-site manager providing 24/7 management of the park. Proof of housing/employment must be provided to ensure this condition is met.

5. Ongoing Conditions

- a. Applicant must establish and enforce reasonable quiet hours within the park. Staff encourages that all RV check-in/out times occur within these quiet hours.
- b. No mechanical component of a RV may exceed 60 decibels across property lines.
- c. No exterior generators may be permitted.
- d. Lighting impacts across the property line shall not exceed 0.5 foot-candles.
- 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 other obstructions exceeding 24” in height may be placed within the vision clearance of the park access.
- l. All short-term stays must pay Transient Lodging Taxes to the City’s Finance Department for each nightly stay. Short-term stays may not exceed 14-days at one time.
- m. The Applicants must establish a park pet policy to mitigate potential impacts on neighboring properties. Park policy must be clearly displayed at all times within the park.
- n. RV Park quiet hours are between 10:00 pm and 9:00 am. Hours must be clearly displayed within the park.
- o. No RV may be over 15 years old from the date of initial check-in.

- p. Check-in and check-out time for RVs may only occur outside established quite hours.
This information must be provided to all guests at the time of reservation booking.

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 12TH DAY OF JANUARY, 2023.



Cody Cornett, Chair
Planning Commission

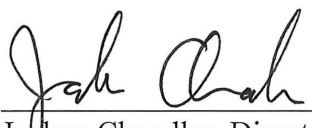
I, Joshua Chandler, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 5th day of January, 2023.

AYES: Cornett, Grant, Pena, Poppoff, and Portela, one position vacant

NAYS: None

ABSENT: Mascher

ABSTAIN: None

ATTEST: 

Joshua Chandler, Director
Community Development Department
City of The Dalles