

MINUTES

PLANNING COMMISSION MEETING

January 5, 2023

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: John Grant, Maria Pena, Mark Poppoff (arrived at 5:40),
Nik Portela, one position vacant

COMMISSIONERS ABSENT: Philip Mascher

STAFF PRESENT: Director Joshua Chandler, Associate Planner Kaitlyn Cook,
Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair Cornett at 5:34 p.m.

PLEDGE OF ALLEGIANCE

Chair Cornett led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Portela and seconded by Grant to approve the agenda as submitted. The motion carried 4/0; Cornett, Grant, Pena and Portela voting in favor, none opposed, Mascher and Poppoff absent, one position vacant.

ELECTION OF OFFICERS

Chair Cornett opened nominations for Chair.

Chair Cornett nominated himself for Chair. Commissioner Grant seconded the nomination. There were no other nominations.

The vote for Cody Cornett as Chair carried 4/0; Cornett, Grant, Pena and Portela voting in favor, none opposed, Mascher and Poppoff absent, one position vacant.

Commissioner Portela nominated himself for Vice Chair. There were no other nominations.

The vote for Nik Portela as Vice Chair carried 4/0; Cornett, Grant, Pena and Portela voting in favor, none opposed, Mascher and Poppoff absent, one position vacant.

APPROVAL OF MINUTES

It was moved by Grant and seconded by Portela to approve the minutes of November 3, 2022 as submitted. The motion carried 4/0; Cornett, Grant, Pena and Portela voting in favor, none opposed, Mascher and Poppoff absent, one position vacant.

It was moved by Portela and seconded by Grant to approve the minutes of November 17, 2022 as submitted. The motion carried 4/0; Cornett, Grant, Pena and Portela voting in favor, none opposed, Mascher and Poppoff absent, one position vacant.

PUBLIC COMMENT

None.

Commissioner Poppoff arrived at 5:40 p.m.

QUASI-JUDICIAL PUBLIC HEARING

Chair Cornett read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, bias, or conflict of interest which would prevent an impartial decision. Hearing none, Chair Cornett opened the public hearing at 5:44 p.m.

CUP 206-22 – Power Constructors, Inc., 3600 River Road, 2N 13E 28 707

Request: Approval to site and construct an electrical substation. Approval of the CUP will establish a Community Facilities Overlay on the site.

Associate Planner Cook provided the staff report and presentation, Exhibit 1.

Larry Sevy, Power Constructors, 9420 SW 53rd Ave., Portland, Oregon 97219

Mr. Sevy stated Power Constructors is working for Northern Wasco County PUD.

Kurt Conger, Assistant General Manager, Northern Wasco County PUD, 2345 River Rd, The Dalles

Mr. Conger stated Power Constructors is working on capacity improvements to the electrical power transmission and distribution system in coordination with Bonneville Power Administration. This facility is necessary to provide the level of service the customer has requested.

Chair Cornett closed the public hearing at 5:58 p.m.

It was moved by Portela and seconded by Grant to approve Conditional Use Permit 206-22. The motion carried 5/0; Cornett, Grant, Pena, Poppoff and Portela voting in favor, none opposed, Mascher absent, one position vacant.

Chair Cornett read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, bias, or conflict of interest which would prevent an impartial decision. Hearing none, Chair Cornett opened the public hearing at 6:07 p.m.

CUP 207-22 – RTD Development, LLC, 2514 W. Tenth Street, 2N 13E 32 DB 1100

Request: Approval to site and construct a nine-space Recreational Vehicle (RV) park on a 3.6-acre parcel.

Director Chandler provided the staff report and presentation, Exhibit 2. Director Chandler directed attention to public comments, Exhibit 3.

Director Chandler noted driveways are allowed under a BPA easement. The minimum grade for a driveway is based on the road classification; this road requires no more than 5% in the first 20 feet.

Tammy McVane, 1020 Sunflower Street W, The Dalles

Ms. McVane is proposing a nine-space RV Park with six spaces for short-term stays. Short-term spaces will encourage visitors for sporting events and recreation.

In response to questions, Ms. McVane replied:

- Ms. McVane does not have experience running an RV park, but has researched the operations extensively.
- A manager will be on site. Ideally, the manager will live on site in an existing house.
- Plans for the remaining space are dependent on the economy. Ideas include cottage clusters or duplexes. Chair Cornett noted the zoning is High Density, and encouraged further use of the property.
- Rules will be enforced to prevent eyesores. Outside storage and tarps are not allowed. Trailers will be less than 15 years old. All RVs must be operable. Vintage RVs will be allowed on a case-by-case basis.
- Long-term spaces will rent for approximately \$600 per month. Short-term spaces will rent between \$50 and \$70 per night.
- The RV park will be family-oriented.
- At this time, no minimum stay is required. The intent is to remain available for all.
- Long-term residents will be subject to a background check.
- Lack of payment will result in eviction following State guidelines.

Proponents:

Kurt Conger, General Manager, Northern Wasco County PUD, 2345 River Road, The Dalles

Housing for itinerant workers remains a priority for NWC PUD. The PUD has been unable to hire qualified line workers, in part, due to the housing shortage.

Opponents:

Laure Shelquist, 2512 W. 13th Street, The Dalles

Ms. Shelquist agreed The Dalles needs an RV park. Her concern is with the safety of the community, especially children. In Oregon, it is illegal to perform background checks for renters

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in RV parks. It can take up to a year to remove someone from an RV park. Ms. Shelquist stated the RV park would take away her children's safety and her own safety in the home she purchased. The Dalles needs duplexes and apartments, not RV parks.

Ms. Shelquist asked if the renters would pay lodging taxes. Chair Cornett replied short-term renters pay Transient Room Tax (TRT). Director Chandler added System Development Charges (SDCs) are incurred for all long-term sites.

Ms. Shelquist stated a neighborhood is unsuitable for an RV park.

Pat Camp, 1440 Sterling Court, The Dalles

Mr. Camp noted skilled labor is a problem for everyone. RV parks are needed, and one was recently approved.

Mr. Camp said the proposed location is better suited to foundations. He asked if the park would affect fire access. Mr. Camp stated the Industrial Zone is better suited for an RV park.

Chair Cornett noted RV parks are an allowed use in many zones.

Richard Hynd, 2426 W. 13th Street, The Dalles

Mr. Hynd noted the number of occupants per RV could present a problem. He added a 36-foot RV with a five-foot hitch and a 16-foot Jeep could not access the site without crossing the centerline of the street.

Mr. Hynd, owner of Oregon Trail Mini Storage, has found people trying to live on site in RVs. If not monitored, a lot will happen at night. He stated it is critically important to limit the number of occupants per vehicle.

Stephen Barteck, 2235 W. 14th Street, The Dalles

Mr. Barteck stated he purchased his home based on the neighborhood. Residential areas should remain residential. It is not advantageous to locate in a residential area, close access to a highway is better. Mr. Barteck will hate to see the neighborhood downgraded.

David Stone, 2423 W. 14th Street, The Dalles

Mr. Stone expressed concerns with screening and vegetation. Extra vehicles are also a concern.

Chair Cornett noted each space allowed for one RV and one vehicle.

Mr. Stone asked if there were pet restrictions, especially in relation to quiet hours. Will tenants be allowed to leave for one day, and then return for another year? He is also concerned about impacts to local wildlife.

Sharon Stone, 2423 W. 14th Street, The Dalles

Mrs. Stone is concerned with behavioral issues. Many neighbors have installed cameras. There are many children in the neighborhood. Securing an on-site manager will be difficult. People can wander up to W. 13th Street through the open field.

Mrs. Stone asked if there will be a pet relief area, and if pets will be allowed to wander the open field. She also questioned where a second vehicle could park, and noted the potential fire danger.

Cyndi Camp, 1440 Sterling Court, The Dalles

Mrs. Camp asked who would enforce quiet hours (10:00 pm to 8:00 am) during the time a manager would be on site (9:00 am to 5:00 pm). Mrs. Camp has children and owns a business operated from her home. She stated this area is a neighborhood. She is in favor of RV parks, but not when located in a neighborhood. This will remove the community atmosphere.

Dayna Elledge, 1409 Gordon Court, The Dalles

Ms. Elledge stated it was a neighborhood. The park should be in a place where it will be correctly utilized. Ms. Elledge added the applicant's business plan is inadequate.

Proponent:

Tammy McVane, 1020 Sunflower Street West, The Dalles

In response to Commission questions, Ms. McVane replied:

- Cameras will be installed on the property. The ultimate goal is to have someone live in the house. Redevelopment of the house will be completed during park construction.
- Occupancy limits are typically four people per RV.
- Long-term sites are 56 feet long. Depending on the length of the RV, the space may allow for two vehicles. Director Chandler noted the Code allows for only one vehicle per space. Parking on W. 10th Street is allowed.
- There are no plans for guest parking.
- All pets must be on a leash. Insurance carriers will sometimes have breed restrictions.
- No fire pits will be installed. Fireworks are prohibited.
- A business plan is in place and compliant with all state, county and city criteria. The state has extensive rules on eviction; all rules will be followed.
- Ms. McVane is currently the Controller for Columbia Gorge Toyota and Honda. She does not have experience managing an RV park, but successfully managed Griffith Motors and knows how to run a business.

In response to Commissioner Portela's inquiry, Ms. McVane replied tenants could change spaces and stay longer than one year. Director Chandler noted the Code specifies a stay may not exceed one year. Each spot must be designated either short- or long-term to ensure system development charges and transient room taxes are appropriately applied. Short-term spaces will operate under a Short Term Rental license.

Director Chandler added the City has a robust enforcement process. Any use operating outside the Staff Report and Notice of Decision will go through the enforcement process, and may result in revocation of the permit.

Jack Kuzma, 2500 W. 13th Street, The Dalles

Mr. Kuzma stated this is a quiet neighborhood with resident wildlife.

Mr. Kuzma travels in an RV 90-100 days per year and has visited hundreds of RV parks. In his experience, he never saw a park with only nine spaces that created a profit. The national average is approximately 30% occupancy per year.

Mr. Kuzma stated we need duplexes and apartments. Homes belong in this neighborhood. He is also concerned with traffic impacts.

Chair Cornett closed the public hearing at 7:37 p.m.

Commissioner Grant shared his concern with the difficulties in evicting tenants. He said he would like to see the state regulations for RV parks and removing tenants.

Chair Cornett asked if this was an appropriate time to discuss or add additional enforcement to the state laws surrounding RV parks and tenancy. City Attorney Kara replied as Planning Commissioners, no, not during this meeting. The appropriate mechanism would be for the public to contact the City Council and Mayor to express their concerns. It would involve adopting a general ordinance and updating the Code.

Commissioner Portela recommended opening the park only with a 24-hour, on-site manager. He asked if the placement of the park allowed for further expansion.

Chair Cornett said although he agreed with many of the comments, the Code allows RV parks. The Planning Commission imposes conditions of approval to improve development.

Commissioner Poppoff preferred development of cottage clusters or row houses to infill with more than nine units. He suggested conditions to address on-site management.

Commissioner Pena stated there were many unknowns, and was not in favor of the RV park.

Chair Cornett agreed with the condition requiring on-site management, 24 hours per day. He added there is no room in the Code for the Commission to say, "best use of space" or "highest and best use."

Chair Cornett requested an engineered master plan for the property. Other options may benefit future development.

In order to limit impacts to the neighborhood, Chair Cornett recommended a condition prohibiting access from W. 13th Street.

Additional conditions of approval include:

- Screening vegetation must be 6-feet tall when planted
- One vehicle per RV site
- Pet policy
- No check in or check out outside of operating hours
- Quiet hours from 10:00 pm to 9:00 am.

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Commissioner Pena suggested a gate at the property. Director Chandler said a gate was not a practical solution. Although it would improve security, it would negatively affect traffic. Director Chandler would not recommend a gate with the current layout.

Director Chandler referred to the request for a master plan. The purpose of the hearing was not to determine future development, but to address the application for an RV park. He asked Attorney Kara if the Commission could require a master plan for future redevelopment.

City Attorney Kara asked if the proposed expansion was a review criterion for tonight's application. Director Chandler replied it was not.

City Attorney Kara replied, generally the rule in the Land Use and Development Ordinance (LUDO) is that the Commission may approve conditional use permits subject to any conditions the Commission thinks necessary. However, those conditions must satisfy the review criteria. This expansion is not implicated in the review for this application. Since it is not a review criteria, it is not within the Commission's authority to impose those conditions. This is true for all conditions proposed tonight that do not speak to review criteria being implemented for this application.

Chair Cornett asked, what if the applicant admitted in their testimony the expansion and future development of the property. Attorney Kara replied the Commission may not apply conditions to a development permit that otherwise would not be subject to those same type of conditions, unless it is a review criteria addressed in the staff report and findings.

Director Chandler stated access from W. 13th Street can be prohibited for this application. He questioned whether access from W. 13th Street could be prohibited for future development. City Attorney Kara cautioned against restricting future access from W. 13th Street.

It was determined a master plan could not be a condition of approval.

Director Chandler asked the Commission if a gate would be required. Discussion included several options such as increasing the distance of the development from the street, calling ahead to secure entrance, and security codes to open the gate. Director Chandler noted traffic concerns for key fob or key entry at all times.

Chair Cornett suggested the gate remain open during working hours and closed during quiet hours. Personal vehicles could enter or exit during quiet hours, RVs could not.

The Commission proposed conditions of approval. Director Chandler reiterated the conditions of approval:

- The park may not open until a live-in, on-site manager is available 24 hours a day.
- The screening around the development must be six feet in height at the time of planting.
- The applicant must establish a pet policy.
- Check-in and check-out time will be available outside of quiet hours.
- Quiet hours will be from 10:00 pm to 9:00 am.

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- The front entrance will include a gate that is open during operating hours and closed during quiet hours.
- The RV make and model for all long-term stays must be no more than 15 years old from the date of the stay.
- One vehicle space per RV spot is the maximum.

The Commission discussed the possibility of a reduced short-term stay. Director Chandler noted that condition was not imposed on three previously approved RV parks. He also noted transient room tax is collected for each short-term stay.

An additional condition of approval limited short-term stays to 14 days.

It was moved by Portela and seconded by Poppoff to approve Conditional Use Permit 207-22. The motion carried 5/0; Cornett, Grant, Pena, Poppoff and Portela voting in favor, none opposed, Mascher absent, one position vacant.

Chair Cornett shared his appreciation for the public comments. He noted the opportunity remains to appeal the Planning Commission's decision. Chair Cornett urged the applicant to hear the public concerns, and make their best effort to be a good neighbor.

RESOLUTIONS

Resolution PC 611-22: Approval of CUP 206-22, Power Constructors, Inc.

It was moved by Grant and seconded by Portela to adopt Resolution PC 611-22 for Conditional Use Permit 206-22, approval to site and construct an electrical substation. The motion carried 5/0; Cornett, Grant, Pena, Poppoff and Portela voting in favor, none opposed, Mascher absent, one position vacant.

Resolution PC 612-22: Approval of CUP 207-22, RTD Development, LLC

It was moved by Portela and seconded by Poppoff to adopt Resolution PC 612-22 for Conditional Use Permit 207-22, approval to site and construct a nine-unit Recreational Vehicle (RV) Park. The motion carried 5/0; Cornett, Grant, Pena, Poppoff and Portela voting in favor, none opposed, Mascher absent, one position vacant.

COMMISSIONER COMMENTS / QUESTIONS

Chair Cornett stated when The Dalles Municipal Code was created, this number of RV parks was not anticipated. Chair Cornett directed Staff to add a Discussion Item regarding RV parks on a future agenda.

STAFF COMMENTS / PROJECT UPDATES

Director Chandler is hoping to fill the vacant Commissioner position in the coming weeks.

Angie Brewer, the former Wasco County Planning Director and now the regional Department of Land Conservation and Development (DLCD) representative, will provide Planning

Commissioner training in late February or early March. Bylaws will also be updated at that meeting.

Director Chandler thanked the Commission for their attendance; cancelled meetings impact both the public and applicants.

ADJOURNMENT


Chair Cornett adjourned the meeting at 8:36 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:


Cody Cornett, Chair

ATTEST:


Paula Webb, Secretary
Community Development Department



City of The Dalles Planning Commission

JANUARY 5, 2023 | 5:30 PM

1

Conditional Use Permit 206-22

Applicant: POWER Constructors, Inc.

Land Owner: Design LLC

Address: 3600 River Road

Zoning: Industrial

Proposal: The Applicant is requesting approval to site and construct an electrical substation.

Approval of the Conditional Use Permit (CUP) will establish a Community Facilities Overlay (CFO) on the site.

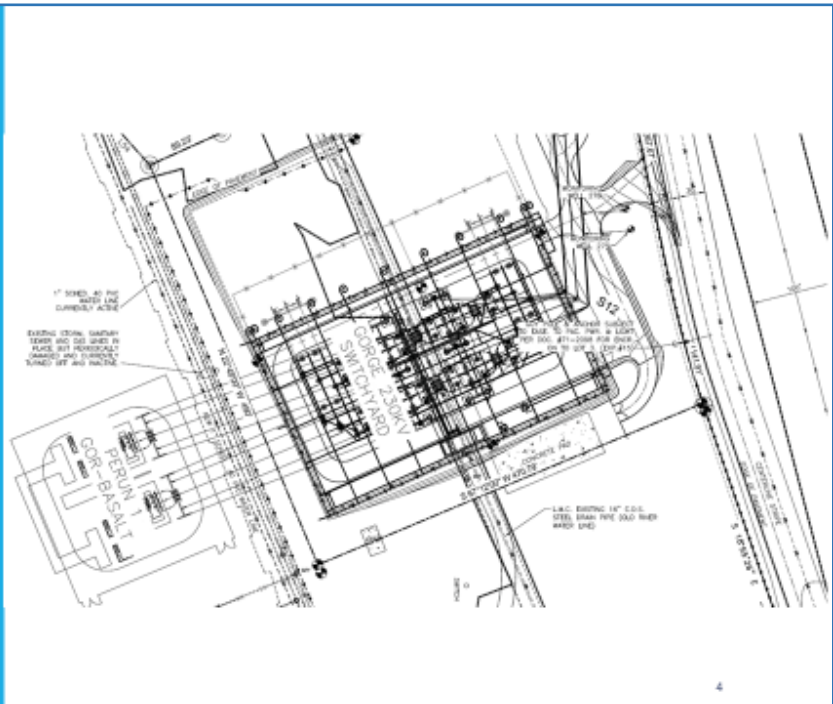
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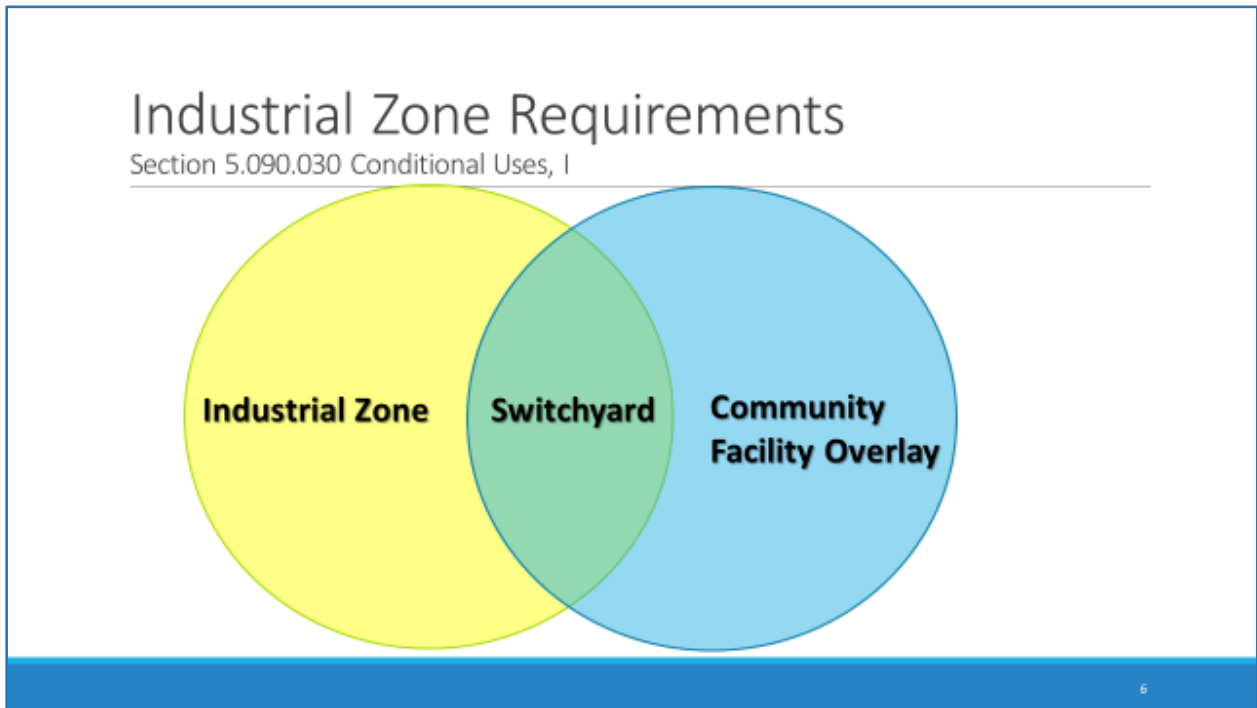
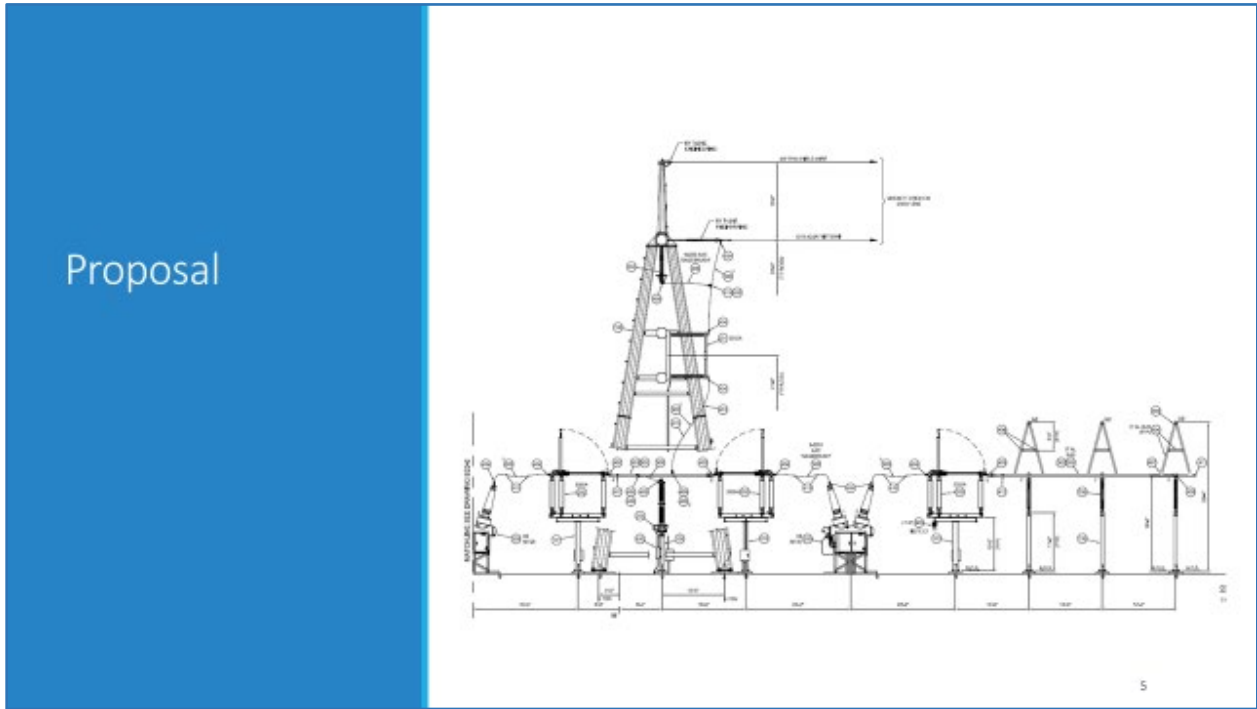
Background

- Former Northwest Aluminum Company smelter plant site that closed in the 1980's.
- No comments received during the 14-day comment period.
- Vacant



Proposal





Impacts
(Review Criteria 10.3.050.040 C.)

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:
 - 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.

7

Impacts
(Review Criteria 10.3.050.040 C.)

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; and
 - e. Transit capacity and efficiency.

8

Exceptions to Standards

Section 10.5.090.060 B. Parking

B. Parking. The following permitted and conditional uses may be exempted from the off-street parking requirements of this Title as follows:

1. Vehicles and Bicycles.

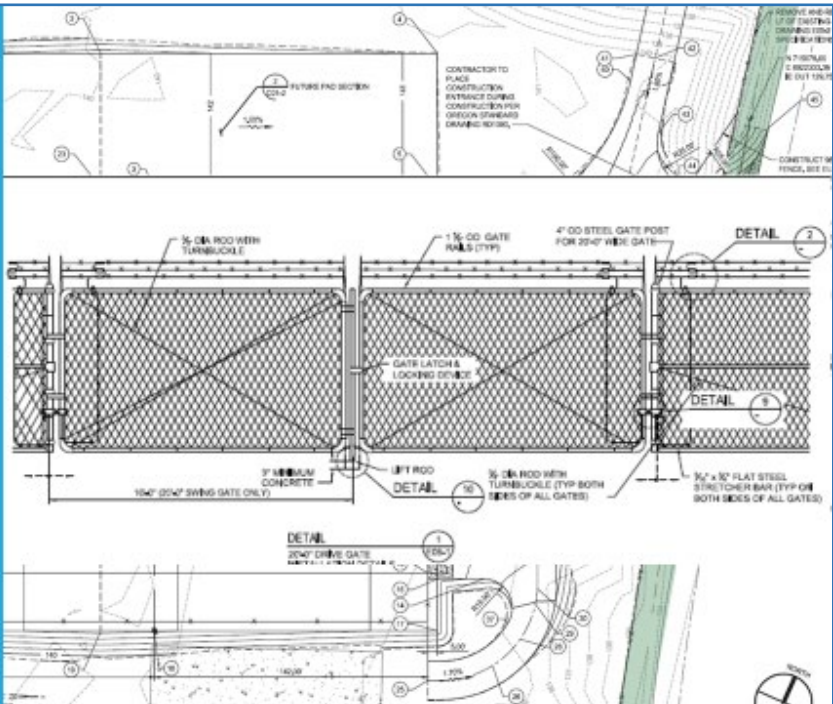
- A. Uses which the Director determines have no employees on site and are not open to the public.**
- B. Wireless communication facilities.**

9

Landscaping

10.6.010.070 Required Landscaping by Zone

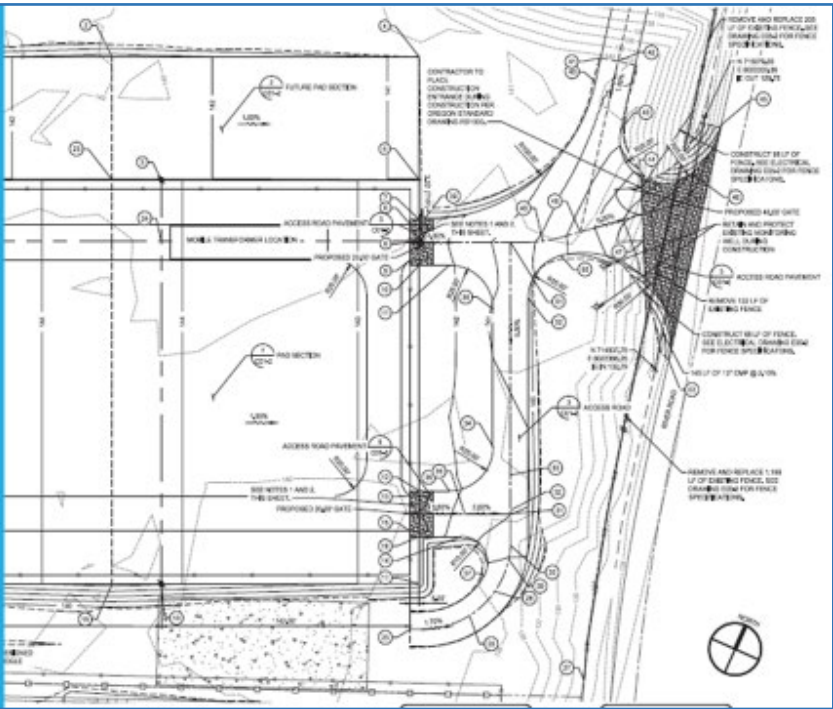
- a) 5-foot landscaping buffer required**
- b) 7 ft. tall metal security fence**



Driveway Standards

Article 6.060

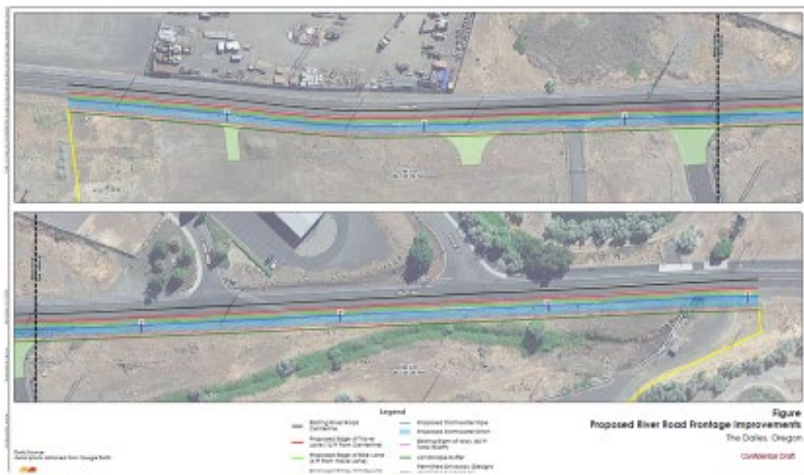
- Licensed engineer needs to demonstrate the need for a driveway width is over 35' ft.
- Drive approaches installed in the public ROW shall hard surfaced, in accordance with City Public Works standards.
- Driveway and entrance grades at the sidewalk shall not exceed 2%, and the approach grade not to exceed 5%, for the first 20 feet.



Improvements Required with Development

Chapter 10.10

- 6 ft. bicycle lane
- 5 ft. sidewalk
- Improvements occurring over three parcels.



Commission Alternatives

1. **Staff recommendation:** The Planning Commission move to adopt Resolution PC 611-22 approving Conditional Use Permit 206-22, 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 206-22, move to direct staff to prepare a resolution of denial. The Planning Commission shall identify the specific criteria concerning this decision.

13

Questions?

14



City of The Dalles Planning Commission

THURSDAY, JANUARY 5, 2023 | 5:30 PM

Conditional Use Permit No. 207-22

Applicant: RTD Development

Address: 2514 W. 10th Street

Assessor's Map and Tax Lot: 2N 13E 32 DB 1100

Zoning District: High Density Residential "RH"

Proposal: *Approval to site and construct a 9-unit RV Park.*

Comments Received

Seven (7) comments received as of January 5, 2023 (noon): 6 opposition, 1 support

Comments were sent to Applicant for their response, as well as provided to Commissioners and posted on the City's website

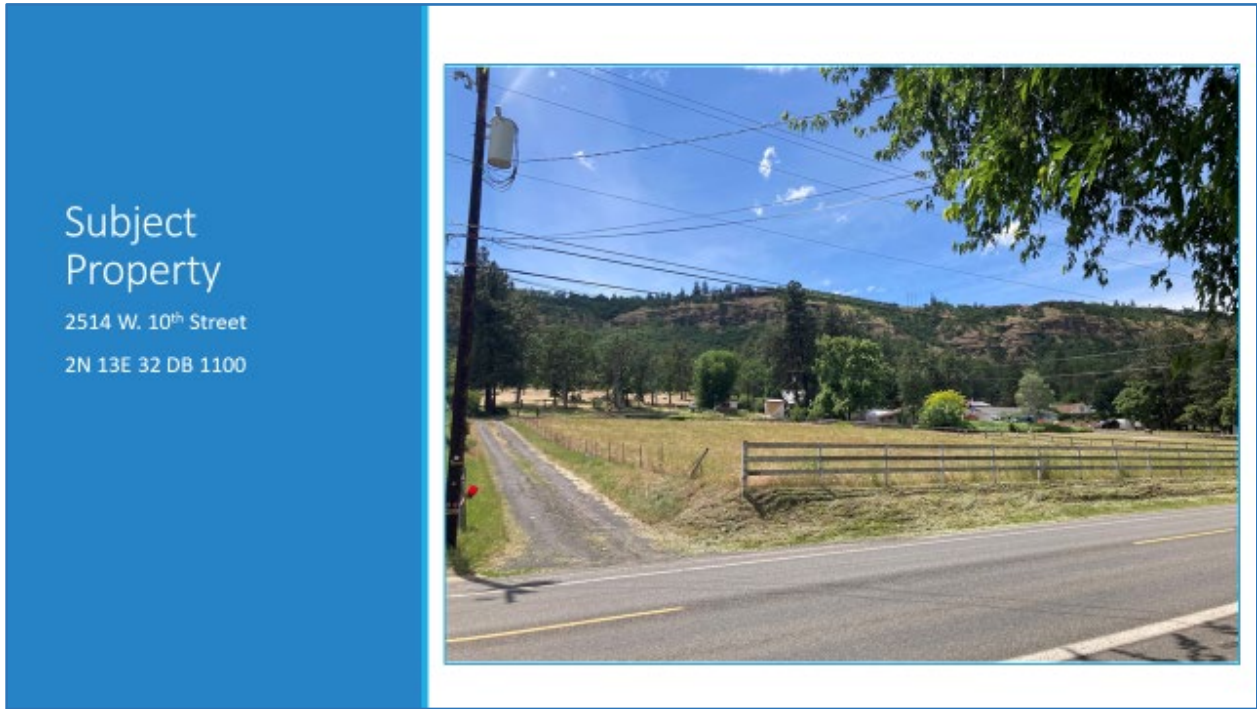
Applicant provided response

Staff will address TDMC based criteria only

Subject Property

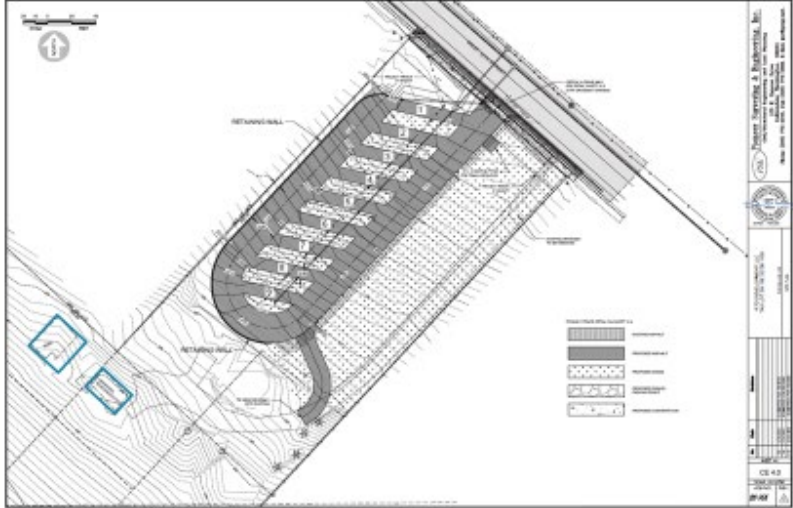
2514 W. 10th Street
2N 13E 32 DB 1100





Proposal

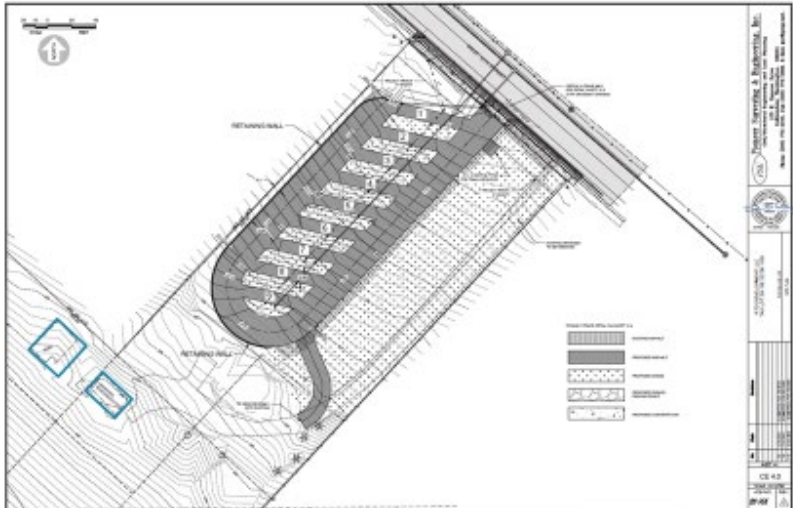
- 9 total RV spaces
 - 3 long-term (up to 1 year)
 - 6 short-term (up to 30 days)
- 1 vehicle parking space per RV space
- Reuse Existing Buildings
 - Existing Dwelling & Barn
- ROW Improvements/Sidewalks



The site plan diagram shows a proposed development on a sloped lot. A central area is designated for 9 RV spaces, with 3 long-term spaces and 6 short-term spaces. Each RV space is accompanied by a vehicle parking space. The plan also shows the reuse of existing buildings, including a dwelling and a barn. The site is bounded by a road on the right and a driveway on the left. A legend in the bottom right corner identifies various site features and materials. A title block on the right side of the plan includes project information and a professional seal.

Proposal

- 9 total RV spaces
 - 3 long-term (up to 1 year)
 - 6 short-term (up to 30 days)
- 1 vehicle parking space per RV space
- Reuse Existing Buildings
 - Existing Dwelling & Barn
- ROW Improvements/Sidewalks



This slide is identical to the one above, featuring the same proposal details and site plan diagram. The site plan diagram shows a proposed development on a sloped lot. A central area is designated for 9 RV spaces, with 3 long-term spaces and 6 short-term spaces. Each RV space is accompanied by a vehicle parking space. The plan also shows the reuse of existing buildings, including a dwelling and a barn. The site is bounded by a road on the right and a driveway on the left. A legend in the bottom right corner identifies various site features and materials. A title block on the right side of the plan includes project information and a professional seal.

Impact (TDMC 10.3.050.040)

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)

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:

- 4a. Applicant establish and enforce reasonable quiet hours
- 4b. No mechanical component of a RV may exceed 60 decibels across property lines
- 4c. No exterior generators

Recommendations:

- Check in/Check out times occur outside of quiet hours

Impact (TDMC 10.3.050.040)

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.

Proposed Conditions:

- 1h. Screening required along street frontage and abutting properties.

Impact (TDMC 10.3.050.040)

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)

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

Traffic Stats

Located between intersections #5 and #8, as defined in TSP

Both intersection currently and projected (2035) – below applicable performance targets

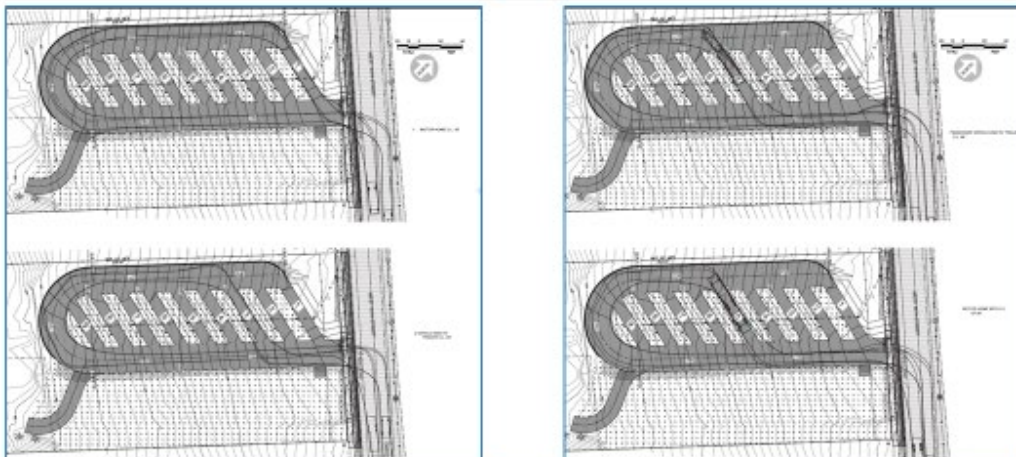
No mitigation required



Access

- One access point is required for RV Parks of 9 spaces or less
 - New 24' wide driveway is proposed
- Existing driveway is required to be removed
- Internal pedestrian walkway is required connecting to W. 10th Street
- Vehicle turning templates provided demonstrating entrance/exit to park and RV spaces

Access: Turning Templates

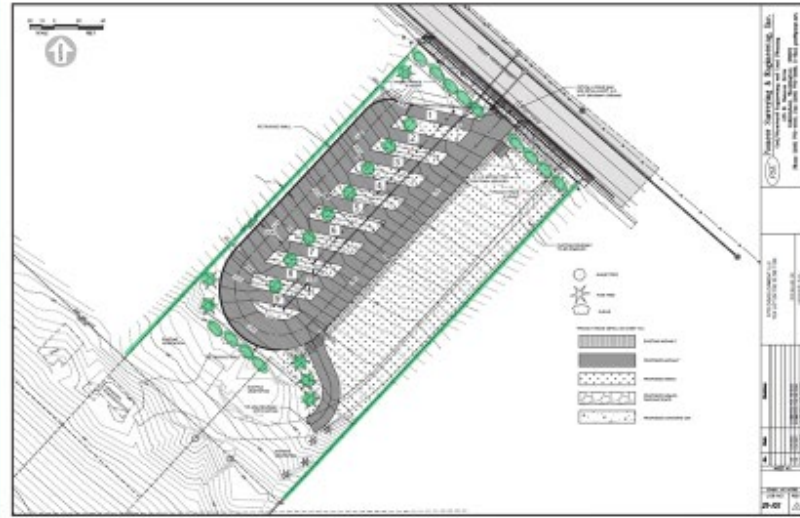


Landscaping

Landscaping and/or hard surfacing provided throughout park

All landscaping on frontage must meet clear vision requirements

Perimeter screening must be shown on site plan and setback no less than 5'



Site Plan for [Project Name]
Prepared by: [Engineer Name], [Firm Name]
Date: [Date]

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 612-22 approving Conditional Use Permit 207-22, 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 207-22, move to direct staff to prepare a resolution of denial. The Planning Commission shall identify the specific criteria concerning this decision.



City of The Dalles Planning Commission

THURSDAY, JANUARY 5, 2023 | 5:30 PM

Paula Webb

Subject: FW: CUP 207-22

From: Dayna Wynn-Elledge <dayna@quest-1.com>
Sent: Friday, December 09, 2022 8:40 AM
To: Joshua Chandler <jchandler@ci.the-dalles.or.us>
Subject: CUP 207-22

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Good Morning

We got wind of another attempt by RTD Development on the RV Park

I am not going to waste time sending out another letter- This email should be enough.

I am appalled that they think that by changing the number of spaces in the park will appease our neighborhood.

Again, We are against this Business to be built in a family neighborhood.

1. Traffic flow is still an issue
2. Enviornmentail impacts to the community- people and wild life.
3. Concerns of children in the area- walking to and from school, church and friends.
4. The roads are a mess and this added large vehicles will only create more issues
5. If this is for bringing tourism—it needs to be downtown. We do not need these vehicles up and down our community.

Thank you
Dayna

Dayna Wynn-Elledge | Development Manager | Quest One, LLC
Email dayna@quest-1.com
Main Phone (470) 554-7747
Cell 425-318-2868
AS 9120/ISO 9001:2015 Certified | A woman Owned Small Business | Website www.quest-1.com

Paula Webb

Subject: FW: RV park on 13th

From: Elizabeth Turner <marklizturner3@gmail.com>
Sent: Saturday, December 10, 2022 2:11 PM
To: Joshua Chandler <jchandler@ci.the-dalles.or.us>
Subject: Fwd: RV park on 13th

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----- Forwarded message -----

From: Elizabeth Turner <marklizturner3@gmail.com>
Date: Sat, Dec 10, 2022, 2:10 PM
Subject: RV park on 13th
To: <jchandler@ci.the-dalles.or.us>

I am absolutely for the RV park..

If the request application is legal the city should adopt and ok it..to not do it is discrimination.

We have a documented terrible housing problem. I served two years on a area wide committee. It's very true. We lost our paid staff on that committee because she could find no housing

RV life is being chosen now by many. Including tiny houses. They are excellent choices for downsizing. I've known several who live in them full time. People working that are respected in their fields.

If your going to base your decisions on ignorant selfish bigots instead of the legal requirements you should be sued. They do not have the right to decide what kind of housing others live in when it's legal. Nobody does.

I do not think that legal plans that offer our city needed housing even need hearings. Does every dwelling in town being built get a hearing?

The city needs to adhere to the law not a bunch of bitchy people who are heartless and frankly uninformed. The city can't grow, there's no place to live. Progress is being made with the new area on the west for business. But nobody can establish a new business here without housing.

Ignore the screaming idiots and follow the law. I have no sympathy for anyone against legal housing.

Elizabeth Turner
77849 Hwy 216
Maupin, Oregon 97037

Paula Webb

Subject: FW: CUP 199-21

From: Richard Hynd <rlh3030@gmail.com>
Sent: Sunday, December 11, 2022 12:49 PM
To: Joshua Chandler <jchandler@ci.the-dalles.or.us>
Subject: Re: CUP 199-21

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this is the letter i sent on June 14. All provisions still apply

On Tue, Jun 14, 2022 at 6:59 PM Richard Hynd <rlh3030@gmail.com> wrote:

2514 W 10TH

Mr. Chandler

I live on 13th street a bit S.E. of the subject property. I have developed property in The Dalles and have owned several RVs including a 36 foot diesel pusher.

When I first heard of the proposal I was sceptical because it appears to be the very worst of several site choices for an RV Park. The slope, Ingress and Egress as well as dimensions and site location would seem to eliminate this location as an option. Having said that, my main concern is what's not addressed in the application;the remaining property abutting 13th street. It seems highly likely that the developer will create an attractive nuisance area that would result in vagrant camping and the associated litter, pollution and vandalism. Can you insure that that will not happen?

I will agree that The Dalles desperately needs RV sites, but the need for single and multi family dwellings is as dire and would be much more appropriate for this area I can't imagine that highest and best use for this property is 26 RV spaces. It makes me wonder what the long term plan may be

At the very least I think an environmental impact study is in order regarding wildlife and drainage..

Sincerely Richard L Hynd 2426 W 13th

January 2, 2023

Pat & Cyndi Camp
1440 Sterling Ct.
The Dalles, Oregon 97058
541-965-0240
503-869-9441

Dear The City of The Dalles Planning Commission,

My husband and I have been residing in The Dalles since 2007, own a home, run a successful plumbing business and contribute to the community in many different ways.

The reason we are writing this letter is because we were recently made aware of the proposed Recreational Vehicle (RV) park this time with 9 spaces 3 of them being long term on a 3.6 acre parcel, application number CUP 207-22 – RTD Development, LLC, 2514 W. Tenth Street, 2N 13E 32 DB 1100

We have many concerns about this proposal and what it will do to the surrounding neighborhood.

The proposed recreation vehicle park would increase the traffic flow on West 10th street which would likely increase the amount of vehicle accidents and the decrease the safety for the children walking to and from school even with the proposed one way in one way out.

It would create an increase in fire hazard to all neighboring homes, increased noise, not only when constructing the recreational vehicle park but after completion due to all of the short term/long term persons residing there. It would increase the loitering and exploration of private property not only bringing in more pollution, litter, drugs, alcohol and crime to the area.

The proposed is going to have 3 long term sites (1 year) and 6 short term sites (30 days). It was stated that there will be upkeep at the rv park but as you drive around town and look at other "home parks" that used to be eye pleasing they are most certainly not anymore.

Will there be a year built limit for the trailers coming in or will the trailers be aged and well used?

Since it is not legal to do background checks on short term tenants our concern is sexual predators and non-law abiding citizens will see this short term/long term rv park a good place to reside as this is not being proposed as a day to day use recreational vehicle park as stated in the news article.

The proposed site is only using the bottom part of the property and the existing home will be used for the full time camp host. What will be done to the upper part of the property closest to West 13th street in the future? Are we just seeing phase one of RDT Development's plan?

The Dalles is in need of a recreation vehicle park and there was one being built on the outskirts of the westside of town closer to the freeway that is on 154.76 acres and there is another proposed 26 unit RV Park being proposed yet again in the middle of a neighborhood setting, which many other residents are against reading the last meeting minutes for the same concerns we all have.

-
- My husband I have stayed in many rv parks over the years and we have not once seen a short term RV park placed in the middle of a residential neighborhood. I would not want to stay in an rv park that was in a residential neighborhood where there isn't a wide open space for check in and check out or an easy access for turning around. **For the planning commission: it states that RV parks must provide at least 2 vehicular exists spaced no closer then 75' (edge to edge). Why have this rule if you are now going to provide a reduction of almost 1/2 of the required separation AND they are only providing 1 exit?** If you miss the entrance on W 10th St. the directions will redirect you to go up Walnut, Verdant or any other side residential streets that are close by. That would increase traffic and be a potential hazard for clipping parked vehicles, kids playing in their driveways and or sidewalks, kids walking to and from school or riding their bikes in the neighborhood cul-de-sac. The neighboring hills are steep and the turns are sharp, I would hate to see any property damage happen on the corner lots.
 - Usually there is one parking spot available in an RV park for a vehicle or guests. Where are all the other vehicles going to be parked when the long term residents have a guest or decide to purchase another vehicle?
 - Will there be smoking allowed at the RV parks, fireworks, will the tenants be allowed to bring their own fire pits or briquet bbq's? Has the fire department been made aware of the proposed rv park? Will there be enough turn around space for a firetruck/ ambulance to get onto the property or surrounding areas if something were to catch on fire? Will there be an adequate water source to run all of the fire hoses?
 - Do you live in the proposed area or the surrounding neighborhood where your RV park will be built? I really would like to know. If not, would you want to live across the street from an RV park and everything that comes with it? There are many other options for land on the outskirts of town or by the river that are properly zoned. When purchasing our home we decided on this *neighborhood* because of the surrounding community and seclusion. This will impact our property value and the *neighborhood* feel.

Growth is needed and is welcomed in The Dalles, but using land that in a **residential neighborhood** to build a short term/long term rv park is not what the land was intended for. **People go camping to get away from the city and surrounding areas.** If I were wanting to camp in The Dalles I would not want to camp in a residential neighborhood. *The only people who would be seeking out this rv park would be if they are planning on staying long term and that would make this a trailer park rather than a recreational site as proposed.* I would rather see a nice well maintained duplex, triplex or a single family house on that land to improve the quality of the neighborhood and a strong community feel.

Once again we still strongly oppose the proposed application CUP

207-22 Thank you.

Pat and Cyndi Camp

Paula Webb

Subject: FW: 207-22, RV Site 2514 W 10th

-----Original Message-----

From: Tom Elledge <tomelledge@aol.com>
Sent: Tuesday, January 03, 2023 10:26 AM
To: Joshua Chandler <jchandler@ci.the-dalles.or.us>
Subject: CUP: 207-22, RV Site 2514 W 10th

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This is the second attempt by RTD Development, LLC (David Griffith).

We know Mr Griffith has certain Status in the enter-workings of The Dalles and the Columbia Gorge, holding various position's such as Port Representative to Mid-Columbia Economic Development District and the list goes on and on. His request for an RV park in the Middle of a residential area on West 10th is totally unacceptable from The families residing in and adjacent to the proposed site. One Of the last items our city needs is A RV park. The city needs to direct Its time and resources into permanent housing not RV parks, Our city should demand more than RV parks, also the logistics of RV's traveling into and out of this site is Very dangerous. RV's moving off Of I-84 and traveling over city Streets to 10th and blocking Traffic while making wide turns Getting onto 10th and then in and Out on 10th from the park is not A good situation. It is my request That this application be denied. I'm sure Mr. Griffith has other property That he can use outside the city For his RV park.

Tom Elledge
1409 Gordon Court
The Dalles
Email: tomelledge@aol.com

Sent from my iPhone

Matt and Laure Shelquist

2512 W 13th ST

The Dalles, OR. 97058

RE: CUP 207-22

Conditional use permit to site and construct a 9 unit RV park

We would like to strongly object to the proposal based on zoning and safety issues with the proposed location.

I will start by saying we as a family have traveled extensively with our 36 foot toy hauler and stayed in many RV parks around. I have never stayed in an RV park that was placed in the middle of a residential neighborhood just down the street from schools and houses like you are proposing. Being an avid traveler I feel if I was to show up at this RV park I most likely would not feel comfortable leaving my belongings after looking around at what is in front and just down from the proposed site. We love our town and feel like the west side is starting to feel a little safer and look cleaner than it has in many years. By placing this RV park that is going to have long term spots available it is going to make an already struggling neighborhood worse. Rv parks with long term spots historically become an eyesore and will eventually devalue neighboring properties. I drove around town and found several other properties farther away from high density residential communities that would be much more suited for what is being proposed.

The Dalles is in great need for affordable housing and I feel this piece of property should be used for what it is zoned for.... Affordable housing/apartments maybe for struggling families. Rent is astronomical and low income struggling single parents are winding up homeless because they cannot find housing for under 2000 a month. By building apartments, townhouses or duplexes you would be helping families to provide for their families and in the meantime contributing to the community and helping beautify the surrounding neighborhood. It would be safer for the children in the community because background checks could be done for people renting apartments etc which is not done in RV parks. We should be focusing on dealing with the housing crisis for the citizens of our own town and not travelers coming to town to work. I realize it is limited on what can be done with the property due to the overhead power lines that run across the top of the property.

We understand progress has to be made but at what cost?

The proposed area already has a heavy traffic flow of 35 mph and no side walks for most of the road. There are several schools in the area and bus stops along W 10th with large amounts of kids walking to and from school and playing in the area. Increased traffic is going to put more of a strain on the already busy road. I turn on to 10th from walnut on my way to and from various locations at all times of the day and sometimes i wait several minutes to be able to pull out safely. To add when we leave with our travel trailer we have to pull into oncoming traffic to be able to pull out onto the road. Travel trailers pulling out from proposed location is going to have to do the same which is going to be a hazard to people traveling on 10th st. Not to mention those turning into the park needing to turn wide and into oncoming traffic. Will another entrance be placed at the back of property on W 13th? You have not stated what would be done with the largest part of the property on w 13th. Is there another phase that you

are not telling us about? Our house is located directly in back of the property on W 13th st, so this concerns me.

My daughter attends St. Marys Academy and rides her bike to and from school and plays basketball. Traffic and speed is already a concern.

We do not disagree The Dalles needs an RV park but feel this location could potentially be disastrous to the neighborhood in many ways. I have been informed there are a couple other RV parks that have been proposed and are in the works on the west side. How many do we really need? Shouldn't we be focusing on making our town a little more pleasing to the eye and cleaning it up a little?

The most vulnerable are our children and it is our/your job to protect them. Placing an RV park that caters to traveling workers in the middle of a densely populated neighborhood with a lot of children that play outside, walk to and from school and have several bus stops could be disastrous. Background checks are not done on the travelers and how do we know they are not targeting children. With this they are given the perfect opportunity to watch and learn routines and victimize them and then be gone.

I am going to share with you a personal experience of a neighboring RV park when I first moved to Oregon in the late 90's.. unfortunately for my daughter I was oblivious of the dangers until it was too late.

I moved to the Medford area and the townhouse I rented at the time was close to an RV park similar to what is being proposed. My daughter and her friend were both sexually assaulted by a gentleman that was residing in the park. He was a convicted sex offender and no-one was aware because background checks are not conducted on RV park residents. When I received the letter stating the proposal for the conditional use permit my PTSD took over and I have not slept nor eaten well. This has consumed me. I now have a 10 year old and 3 year old daughters. I have almost irrational fears with the thought of this nightmare happening to us again or another family.

My daughter who is now 28 has long lasting emotional issues and is still in counseling. I fear for the hundreds of children being put at risk with this type of park being placed on 10th st so close to bus stops, schools, houses and apartment buildings. I realize there is always risks of this sort of thing happening on a day to day basis but why increase the risk? We are here to protect our children and this is potentially putting them in harms way.

As homeowners we have the right to feel safe and secure in our homes and surrounding areas and that is why we chose the house we did. We will not feel safe allowing our children to play outside or go to and from school anymore.

I understand there is exceptions and these types of parks are being considered in residential neighborhoods but I implore you to look more at the location and see the negative impact this will have on our community. Duplexes and multi family housing is what this property is zoned for, please lets keep it that way as the community is in much need of that. Let's keep the RV parks on the outskirts of town or down by the river where people will make this a destination and want to come here.

We strongly disagree and object to the proposed RV Park

The Shelquist Family

Matt Shelquist-971-219-8882
Laure Shelquist-971-219-6802

Paula Webb

Subject: FW: Application CUP 207-22 resident comment

From: Amie Baldy <amiebaldy5@gmail.com>
Sent: Wednesday, January 04, 2023 7:56 PM
To: Joshua Chandler <jchandler@ci.the-dalles.or.us>
Subject: Application CUP 207-22 resident comment

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Jan 3, 2023

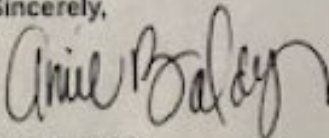
Amie Baldy
Brian Baldy
2628 W 13th St The Dalles
541-993-5045
Our tax Account numbers: 8451, 8448, 16588, 16586

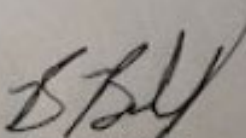
To: City of The Dalles Community Development Department,
Re: CUP 207-22

Subject: Strong objection to proposal to approve land use of 2514 W 10th St The Dalles to construct a 9 space RV Park.

We are home owners at 2628 W 13th St The Dalles owning four tax lots for a total of 2.29 acres. We have lived at our residence for 19 years. Our neighborhood is all single family homes. The sidewalks on W 13th and W 10th are few and far between which causes a safety concern with local residents walking their dogs, children bicycling and walking to and from their school bus stops. The number of scheduled bus stops daily on W 13th during the 10 months of school is 6 times daily between 7AM-3:30PM. The school buses stop on W 10th street near American Village Apartments/Eric Ct 6 times between 7AM-3:30PM 10 months of the year. The RV campground would be within the high density residential area of 2400 W 10th St near American Village Apartments. The proposed location is a terrible location for a year round RV campground no matter the number of camping spots. RTD Development's plan to build a campground for 9 RV spots in the middle of a high density residential neighborhood does not meet the City of The Dalles' comprehensive plan to meet projected housing needs. Upon review of City of The Dalles Housing Strategies Report dated April 2017, the use of this 3.6 acre parcel fits within the city's goal to approve multi-family housing in the form of duplex, 4-plexes, townhomes, cottages and apartments. It would be a misuse of limited prime residential property within city limits to approve an RV campground. Our opposition is also based on the highly probable negative impact that the RV campground will place on the resalability and cause a lower resale value of our home. Together, with our neighbors and friends, we ask that your committee carefully and thoughtfully weigh in our factual comments and concerns. We do believe that an RV campground is needed in The Dalles, however not in a high density residential neighborhood and certainly not at 2514 W 10th St.

Sincerely,


Amie L Baldy


Brian J Baldy