AGENDA

REGULAR CITY COUNCIL MEETING
January 8, 2024
5:30 p.m.

CITY HALL COUNCIL CHAMBER
313 COURT STREET
and
LIVE STREAMED
https://www.thedalles.org/Live_Streaming

CHANGES TO ONLINE PARTICIPATION
To speak online, register with the City Clerk no later than 12:00 noon the day of the council meeting.
Email amell@ci.the-dalles.or.us Phone (541) 296-5481 ext. 1119
When registering include: your first & last name, city of residence, and the topic you will address.

1. CALL TO ORDER
2. ROLL CALL OF COUNCIL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. PRESENTATIONS/PROCLAMATIONS
    A. Historic Landmark Commission 2024 Goals Report
    B. Dog River Pipeline: Stronger, Modernized, and in Service
6. AUDIENCE PARTICIPATION

    During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Up to three minutes per person will be allowed. Citizens are encouraged to ask questions with the understanding that the City can either answer the question tonight or refer that question to the appropriate staff member who will get back to you within a reasonable amount of time. If a response by the City is requested, the speaker will be referred to the City Manager for further action. The issue may appear on a future meeting agenda for City Council consideration.

7. CITY MANAGER REPORT
8. CITY COUNCIL REPORTS

9. CONSENT AGENDA

Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the City Council to spend its time and energy on the important items and issues. Any Councilor may request an item be "pulled" from the Consent Agenda and be considered separately. Items pulled from the Consent Agenda will be placed on the Agenda at the end of the "Action Items" section.

A. Approval of the September December 11, 2023 Regular City Council Meeting Minutes

10. PUBLIC HEARINGS

A. General Ordinance No 24-2405 An Ordinance Amending The Dalles Municipal Code Title 10 (Land Use and Development), Chapter 10.12 (Recreational Vehicle Parks)

11. CONTRACT REVIEW BOARD ACTIONS

A. Authorization to Purchase Emergency Back-Up Generators for City Water System

12. ACTION ITEMS

A. Resolution No. 24-001, A Resolution Amending the City Fee Schedule (Effective January 9, 2024)

13. EXECUTIVE SESSION

A. Executive Session in accordance with ORS 192.660(2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

B. Reconvene to Open Session

14. ADJOURNMENT

Prepared by/
Amie Ell
City Clerk

CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481
FAX (541) 296-6906

AGENDA STAFF REPORT

AGENDA LOCATION: Item # 9A

MEETING DATE: January 8, 2024

TO: Honorable Mayor and City Council

FROM: Amie Ell, City Clerk

ISSUE: Approving items on the Consent Agenda and authorizing City staff to sign contract documents.

A. **ITEM**: Approval of the December 11, 2023 Regular City Council meeting minutes.

BUDGET IMPLICATIONS: None.

SYNOPSIS: The minutes of the December 11, 2023 Regular City Council meeting have been prepared and are submitted for review and approval.

RECOMMENDATION: That City Council review and approve the minutes of the December 11, 2023 Regular City Council meeting minutes.

MINUTES

CITY COUNCIL MEETNG
COUNCIL CHAMBER, CITY HALL
DECEMBER 11, 2023
5:30 p.m.

IN PERSON / LIVE STREAMED

PRESIDING: Mayor Richard Mays

COUNCIL PRESENT: Darcy Long, Tim McGlothlin, Rod Runyon, Scott Randall, Dan Richardson

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Matthew Klebes, City Attorney Jonathan Kara, City Clerk Amie Ell, Public Works Director Dave Anderson, Police Chief Tom Worthy, Finance Director Angie Wilson, Community Development Director Joshua Chandler, Human Resources Director Daniel Hunter, IT Director David Collins, Senior Planner Kaitlyn Cook

CALL TO ORDER

The meeting was called to order by Mayor Mays at 5:30 p.m.

ROLL CALL OF COUNCIL

Roll Call was conducted by City Clerk Ell. McGlothlin, Runyon, Richardson, Randall present; Long absent.

PLEDGE OF ALLEGIANCE

Mayor Mays invited the audience to join in the Pledge of Allegiance.

Councilor Long arrived at 5:32 p.m.

DRAFT

APPROVAL OF AGENDA

Mayor Mays noted the removal of Item 10B IGA between the City of The Dalles, Wasco County, and Wasco County District Attorney's Office and the addition of Item #11 Executive Session.

It was moved by Richardson and seconded by Randall to approve the agenda as amended The motion carried 5 to 0, Richardson, Randall, McGlothlin, Long Runyon, voting in favor; none opposed; none absent.

AUDIENCE PARTICIPATION

Michael Jay Wilson, resident of The City of The Dalles read his statements to council. See attached.

CITY MANAGER REPORT

City Manager Matthew Klebes reported;

- Staff reported hate speech zoom-bombing incident to the Oregon Department of Justice and new changes to online participation protocols were being piloted.
- Looking into refurbishing holiday decorations or purchasing new ones
- QLife is working on reviewing and updating strategic plan

CITY COUNCIL REPORTS

Councilor McGlothlin had nothing to report.

Councilor Long reported;

- Met with City Manger to talk about items from November 27th council meeting
- Met with Councilor Runyon and the City Attorney
- Will be attending Urban Renewal meeting tomorrow

Councilor Randall reported;

- Attended QLife board meeting

Councilor Richardson had nothing to report.

Councilor Runyon reported;

- Met with City Manager to talk about items from November 27th council meeting
- Met with Wasco County Commissioner Hege to discuss athletic fields

- Met with Dan Meader
- Had a phone call meeting with Councilor Long

Mayor Mays reported;

- Radio interview on KACI
- Attended Community Outreach Team meeting
- Met with Wasco County Commissioner Hege to discuss city and county issues
- Met with Wasco County Commissioner Kramer, Wasco County Administrator Tyler Stone and City Manager to discuss city and county issues

CONSENT AGENDA

It was moved by Randall and seconded by Long to approve the Consent Agenda as presented. The motion carried 5 to 0, Randall, Long, Runyon, Richardson, McGlothlin voting in favor; none opposed; none absent.

Items approved on the consent agenda were: 1) The minutes of the November 27, 2023 Regular City Council Meeting. 2) Resolution No. 23-040 A Resolution Concurring with the Mayor's Appointment to the Beautification and Tree Committee, Mello

PUBLIC HEARING

Legislative Public Hearing – Consideration of General Ordinance No. 23-1404, an ordinance amending The Dalles Comprehensive Plan Goal 10 (Housing) and adopting the Housing and Residential Land Needs Assessment and the Buildable Lands Inventory Update

Mayor Mays opened the public hearing at 5:41 p.m.

Senior Planner Kaitlyn Cook presented the first portion of the staff report. See attached.

Matt Hastie a consultant with MIG presented to council. See attached

Mayor Mays asked if council had questions for Hastie.

Runyon said he wanted to relay a comment from County Commissioner Hege who had a problem with Portland State University's (PSU) population growth forecast of 0.2% per year as it limits the ability to justify an Urban Growth Boundary expansion. He said The Dalles would be squeezed in years to come if there is no room for expansion and it is already an issue with employment plans.

Josh Chandler, Director of Community Development Department said this has been a concern across the state with a number of other municipalities. He said the numbers were projections from the 2019 forecast and they had not been appealed by Wasco County the year they were created. The 0.2% projection used by Portland State University must be used at this point. New projections will be coming out in 2024.

Richardson asked if there would be harm in waiting for the new projections before moving forward.

Chandler said there would be financial implications as this was a $30,000 contract. There would be complications with the technical advisory grant just received to do the housing production strategy from the Department of Land Conservation Development (DLCD). It could be pushed off but the new consultants beginning the planning were scheduled to start in January.

Richardson asked if it would benefit the City to wait for hopefully higher population growth projections to continue planning.

Hastie said the projection numbers would have to be a significantly higher population growth rate to make a difference as the current analysis is showing a potential for 3,000 units while the demand is only about 500. He said that the projected numbers from PSU are low across the state and encouraged the County and City to engage in talks with PSU when new numbers are being determined. Current numbers are what the City is bound to.

Richardson asked what the timeframe for creation of the production strategy would be.

Chandler said the DLCD assigned the City a consultant and they would have a scope and contract by February and the work would continue throughout 2024.

Long said this is zoned residential land only, projects like the Basalt Commons in commercial zones are not included.

Chandler said areas that are not zoned residential are considered bonus housing stock.

Runyon asked questions about the proposed housing goals. For number 1 he said the market decides what type and where houses will go and the City did not have control over this. He asked staff to explain what number 3 meant and for staff to clarify what was meant by public facilities, neighborhood centers and standards efficiency mentioned in number 7.

Chandler clarified number three was not a change from the original adopted plan. He said this was ensuring adequate infrastructure is in place.

Cook said these questions would be addressed in the remaining portions of the staff report yet to be presented.

Chandler said neighborhood centers provide nodes of shopping in areas spread out throughout the City.

Cook continued presenting the staff report. See attached.

Mayor Mays asked for testimony in support. There was none.

Mayor Mays asked for testimony in opposition.

Scott Hege, Wasco County Commissioner addressed council. He had concerns about the shocking differences in the new proposed plan compared to the current existing plan. He said the current plan said there would be a need for 1400-1500 units while the new proposed plan was between 400 and 500. He said this was a shocking change and wanted to know which was wrong. He said the population growth projection of 0.2% was silly as for decades it had been near 1%. He understood the City's hands were tied with the requirements to use this projection. He stated his concern of how this impacts the justification to expand the Urban Growth Boundary (UGB), people trying to find housing here, and on the employment plan.

Mayor Mays closed the public hearing at 6:33 p.m.

Mayor Mays addressed Hege's comments. He said it was understood staff and the consultants were bound to the guidelines set by the DLCD for compliance. He said he also was concerned this study will inhibit the ability to adjust the UBG.

Hastie said there are a number of larger sized properties on the east side of the city that have potential for multiple units. He said there are housing challenges in The Dalles but does not attribute it all to a lack of supply of land. He says the housing production strategy will address ways to work with developers and property owners to meet housing needs.

Long thanked staff for the comprehensive report.

Richardson asked if staff could incorporate the new population projection numbers coming in 2024 into the production strategy.

Chandler said this could be done.

Mayor Mays asked if any council member would like the ordinance read in full. None did.

Mayor Mays asked the City Clerk to read the ordinance title.

Ell read the ordinance title.

It was moved by Long and seconded by Richardson to adopt General Ordinance No. 23-1404, an ordinance amending The Dalles Comprehensive Plan Goal 10 (Housing) and adopting the Housing and Residential Land Needs Assessment and the Buildable Lands Inventory Update, by title only. The motion carried 4 to 1, Long, Richardson, Randall, McGlothlin voting in favor; Runyon opposed; none absent.

ACTION ITEMS

Adopting General Ordinance No. 23-1403 An ordinance amending The Dalles Municipal Code Title 3 (Utilities) by creating Chapter 3.30 (Small Wireless Facilities)

City Attorney Jonathan Kara presented the staff report.

Richardson asked if the Federal Communications Commission (FCC) was doing the work to streamline a process for small cellular facilities and what would happen if the City declined to take action.

Kara said the FCC could take action against the City as the order requires an application process in this way and the current chapter of The Dalles Municipal Code (TDMC) did not address small wireless facilities so it would be ineffective.

Richardson asked if there was a concern about the size of the facilities and the physical impacts.

Kara said they are modestly sized and the design guidelines included addressed concealment so as not to create aesthetic issues.

Mayor Mays asked if any council member would like the ordinance read in its entirety. None did.

Mayor Mays asked the City Clerk to read the ordinance title.

Ell read the ordinance title.

It was moved by McGlothlin and seconded by Long to adopt General Ordinance No. 23-1403, an ordinance amending The Dalles Municipal Code Title 3 (Utilities) by creating Chapter 3.30

(Small Wireless Facilities), by title only, as presented. The motion carried 5 to 0, McGlothlin, Long, Runyon, Randall, Richardson voting in favor; none opposed; none absent.

EXECUTIVE SESSION

In accordance with ORS 192.660(2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Mayor Mays recessed Open Session at 7:00 p.m.

Mayor Mays reconvene Open Session at 7:30 p.m.

Decision: None

ADJOURNMENT

Being no further business, the meeting adjourned at 7:31 p.m.

Submitted by/
Amie Ell, City Clerk

SIGNED: _____
Richard A. Mays, Mayor

ATTEST: _____
Amie Ell, City Clerk

DRAFT

1.

THERES BEEN A PILE OF SHIT BY THE LEWIS AND CLARK FESTIVAL PARKS MEN'S BATHROOM DOORWAY. IT TOOK 3 DAYS TO ~~CLEAN~~ ~~CLEAN~~ CLEAN UP. I DONT KNOW WHAT TO DO ABOUT THE HOMELESS AND PUBLIC BATHROOM PROBLEMS. BUT CLOSING THE 5 PUBLIC BATHROOMS DOWN FROM NOVEMBER TO APRIL ISN'T HELPING THE SITUATION. I HAVE BEEN THERE 3 TIMES WHEN THE 24 HOUR BATHROOM AT THE V.A. BUILDINGS BEEN VANDALIZED. BUILDING A $250,000 BATHROOM SOME WHERE WILL HELP. GOOGLE OFFERED TO HELP WITH THE BATHROOM IF IT'S CLOSE BY THE TRAIL TO GOOGLE. IT WOULD HAVE TO BE MENS AND WOMENS SHOWER AND COMPLETELY VANDAL PROOF.

WHERE TO PUT IT?
WILL IT HELP?

2

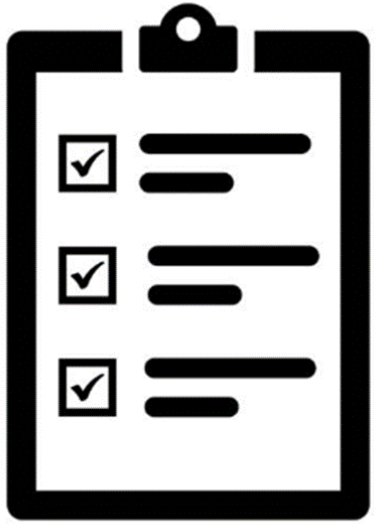
I LIVE ON WEST 10TH ST. THE DEER COME DOWN FROM THE MOUNTAIN DAY AND NIGHT. OCCASIONALY THEY ARE HIT. CAN YOU PLEASE PUT UP DEER CROSSING SIGNS!!!!!

City of The Dalles City Council

MONDAY, DECEMBER 11, 2023 | 5:30 PM

Comprehensive Plan Amendment (CPA) 55-23

1. **Housing Needs Analysis**
2. **Buildable Lands Inventory**
3. **Comprehensive Plan Amendments**



Findings of Fact & Conclusions of Law

Notified Parities:

Next Steps

Questions?

City of The Dalles
City Council

MONDAY, DECEMBER 11, 2023 | 5:30 PM

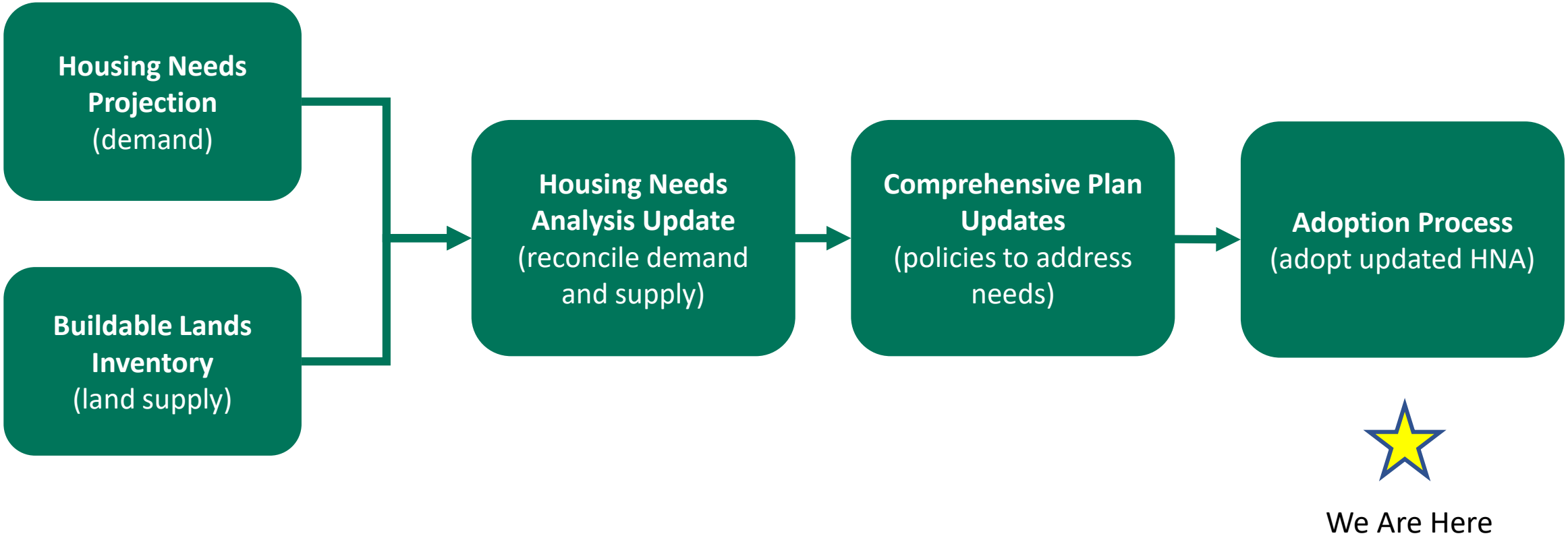
The Dalles
Housing Needs Analysis

City Council Public Hearing

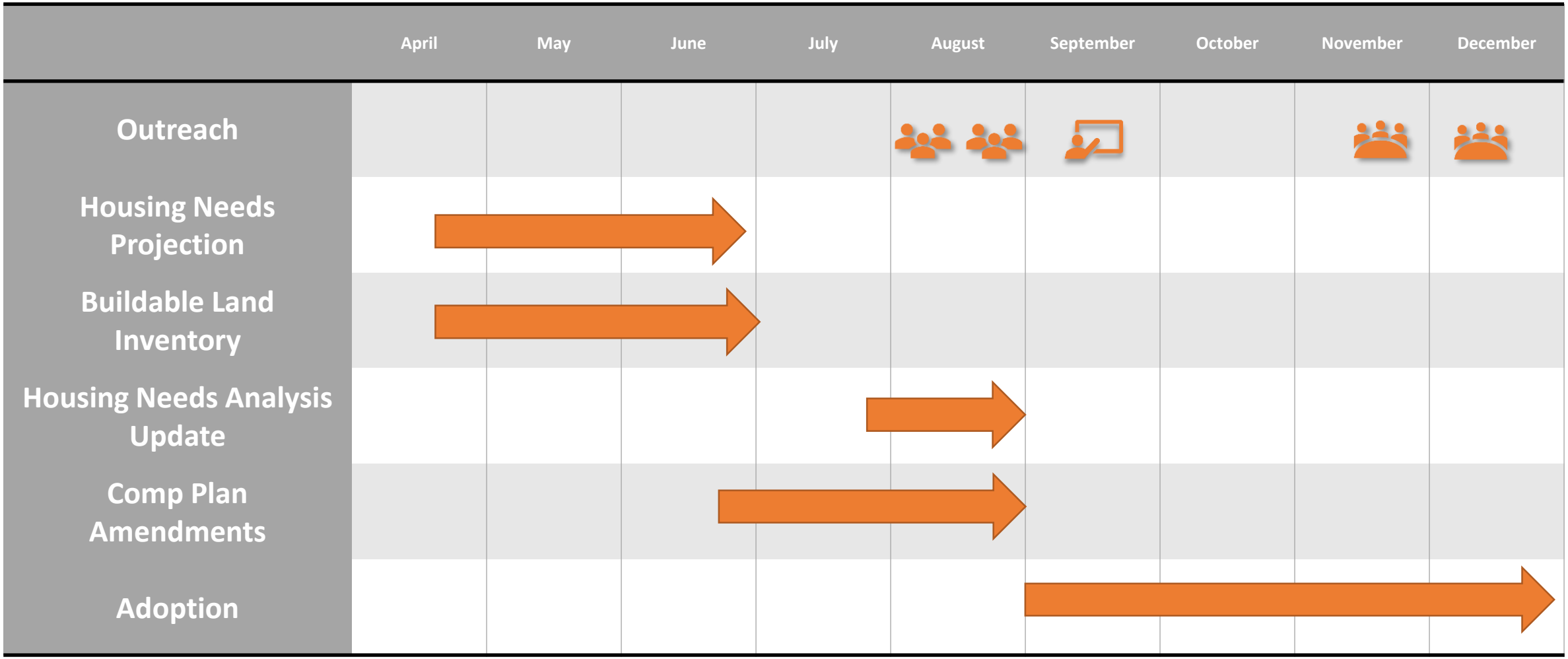
December 11, 2023

Housing Needs Analysis Process

Overview of Process



Housing Needs Analysis Schedule



Housing Needs Projection

Components of the HNA report

- Demographic Trends
- Housing Conditions
- Estimate of Current Housing Need (2023)
- Estimate of Future Housing Need (2043)

Housing Needs Projection

Data Sources

Population and Growth

- 2020 Census
- American Community Survey
- PSU Population Center
- PSU Pop. Forecast

Market and Other Data

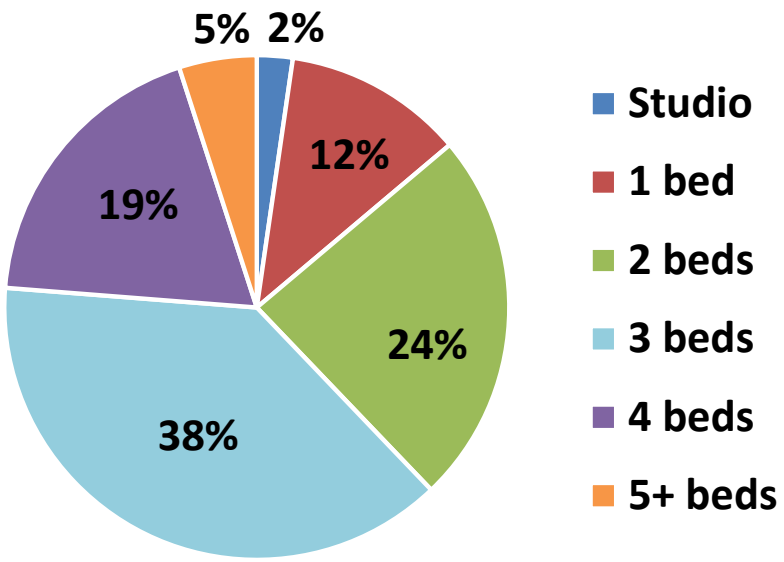
- Regional Multiple Listing Service
- 3rd Party Rental and Sales providers
- City/County/State
- Homeless data

Demographic and Housing Trends

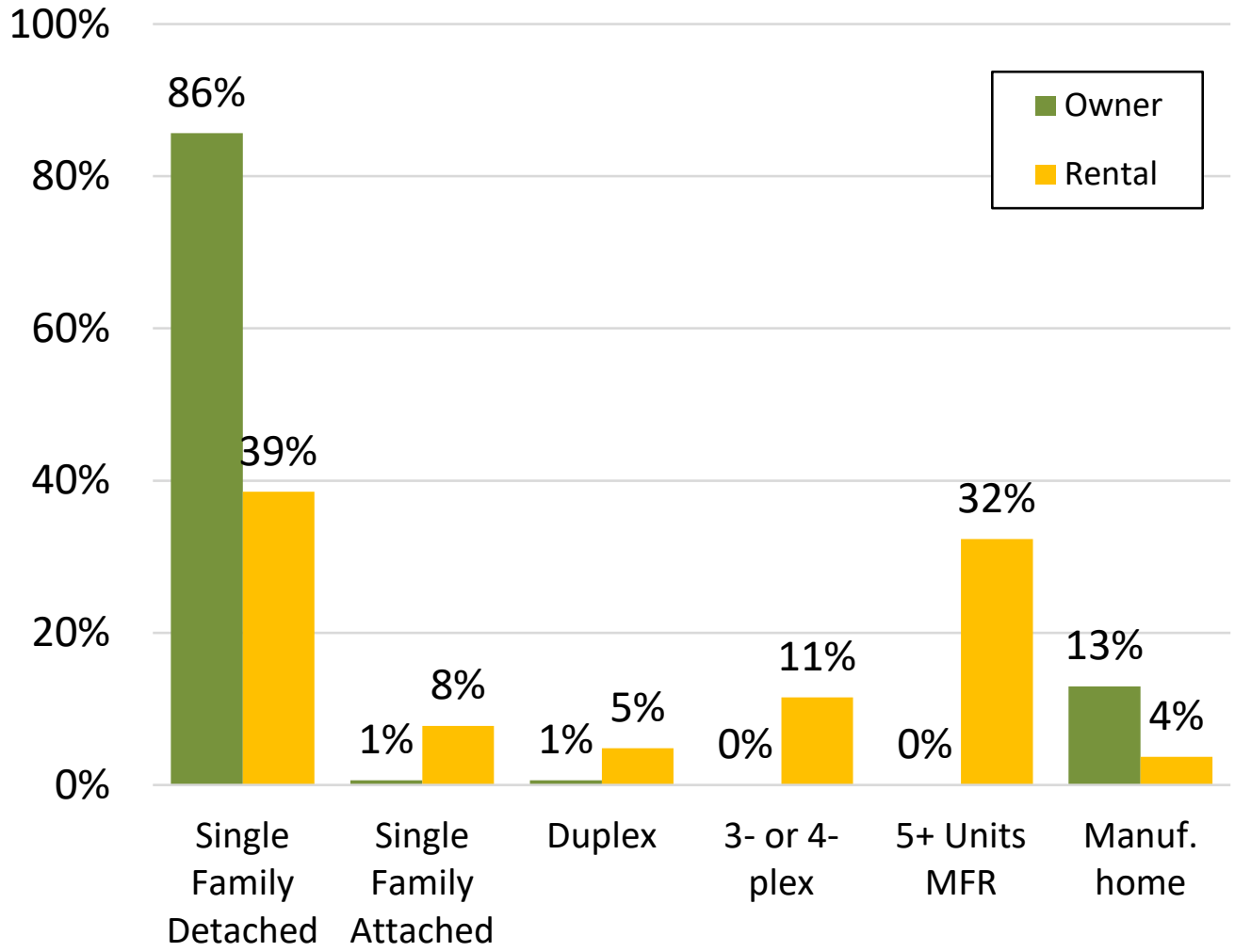
Current Housing Conditions

- 62% owners; 38% renters
- 78% owned units = 3+ bedrooms
- 64% rented units = 2 beds or fewer

Number of Bedrooms



Housing Type by Tenure



Demographic and Housing Trends

Demographic Trends

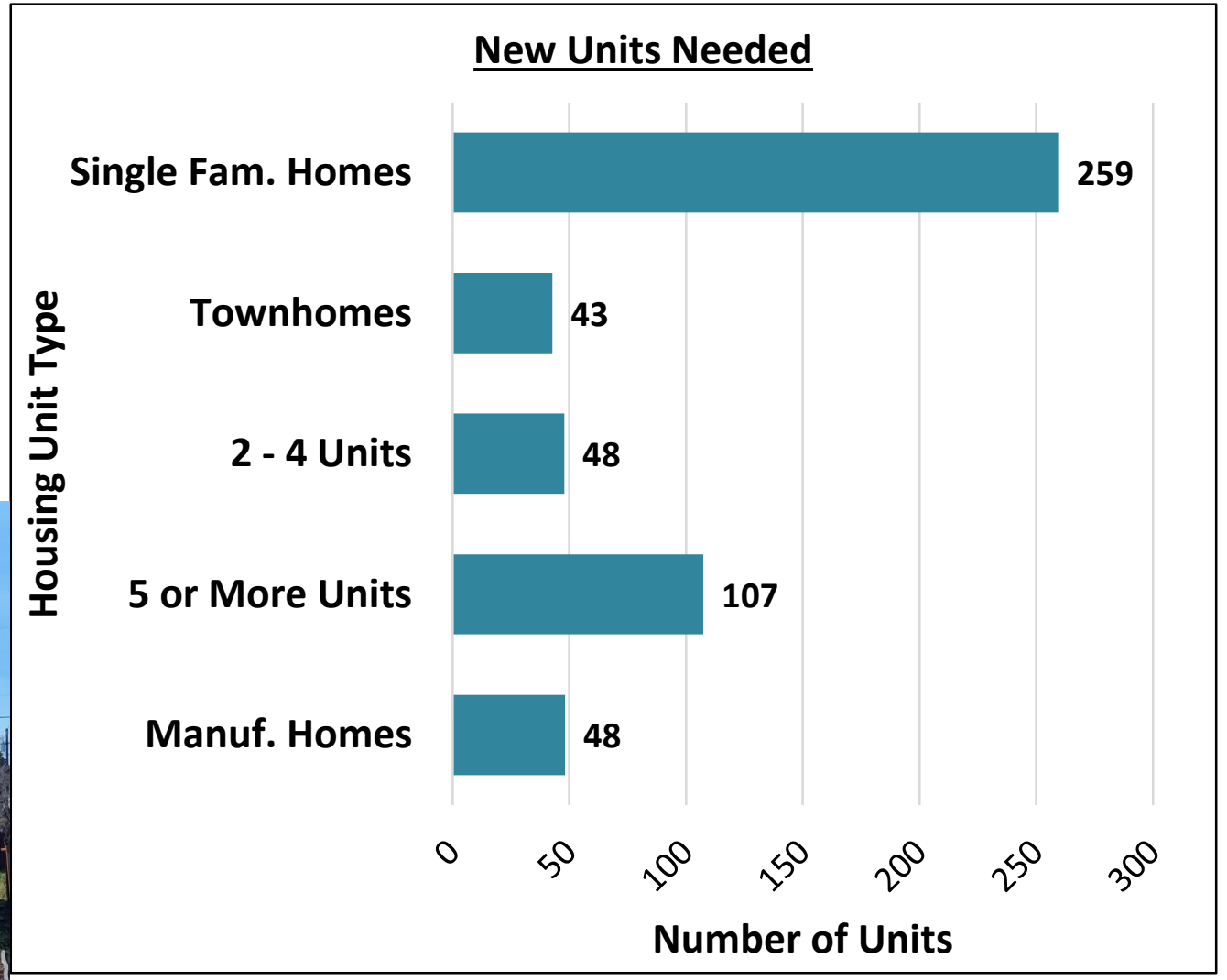
	2010	2023	Change ('10-'23)	2043	Change ('23-'43)
Population	15,800	17,550	+1,750 (11%)	18,600	+1,050 (6%)
Households	6,350	6,800	+450 (7%)	7,200	+400 (6%)
Housing Units	6,800	7,200	+400 (6%)	7,700	+500 (7%)

- Avg. growth rate (2010 – 2023): 0.8%
- Avg. future growth rate: 0.3%
- Avg. household size (2.5 people)
- 61% family households

Housing Growth Projections

Forecasted Housing Need (2043)

- New Units Needed: 505 units
- +7% growth in inventory
- 61% detached units
- Increase in MDR and apartments



Housing Growth Projections

Private market development

- Owner and rental housing at a wide range of prices
- Typically, does not address needs of households with the lowest incomes (particularly for new housing)
- Sells or rents at prices that reflect costs of construction and what market will bear

Non-profit/subsidized housing

- Typically, addresses needs of low-income, very-low and extremely low-income households, 60% AMI and lower.
- Requires a variety of public subsidies & other strategies to sell or rent at affordable price points

BLI: Land Supply Funnel

REMOVE — Land zoned for employment, institutional, etc.

REMOVE — Land that is developed or committed for public facilities.

REMOVE — Wetlands, floodplains, slopes, etc.

REMOVE — Land needed for streets and infrastructure.

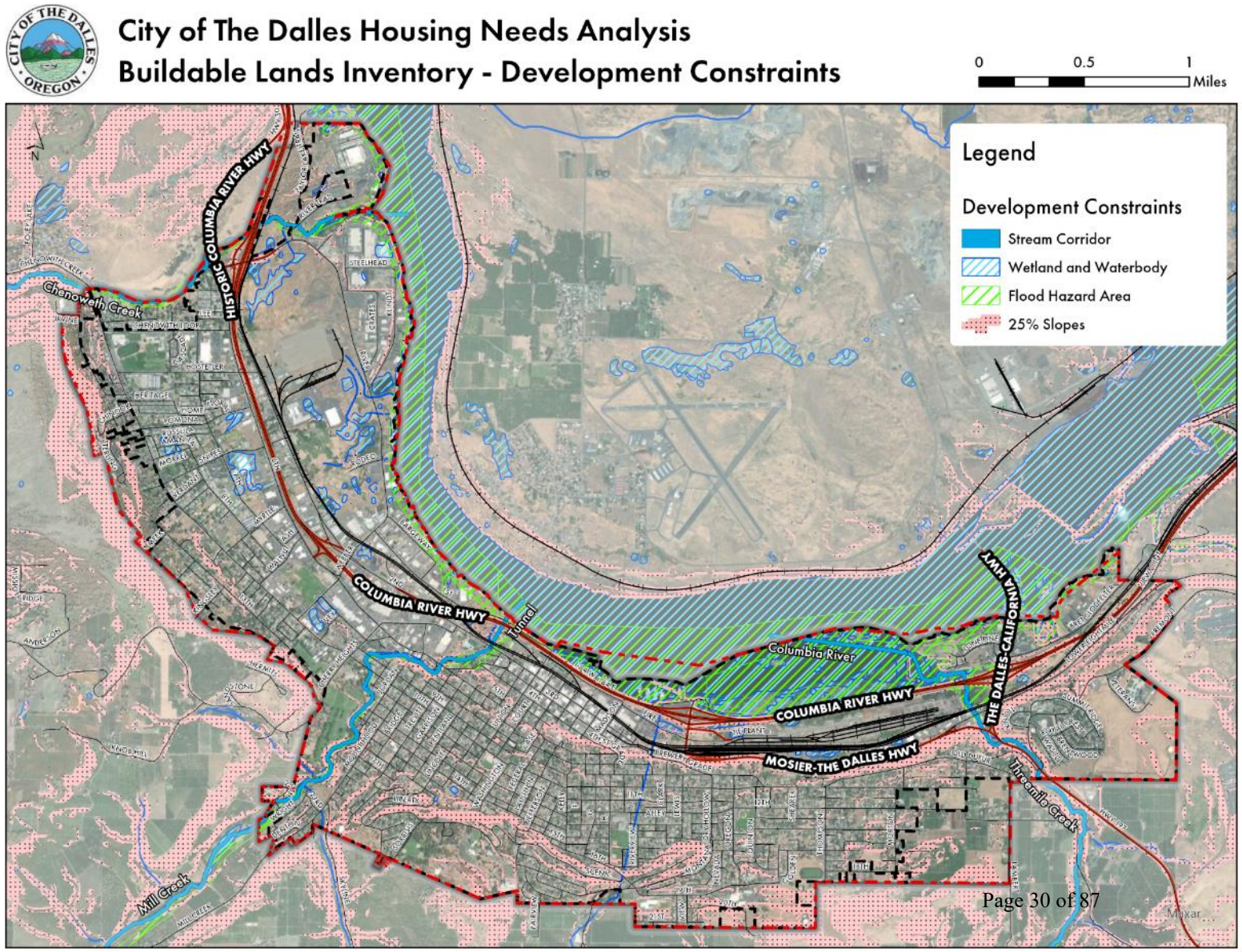
= Residential Land Supply for Purpose of Housing Needs Analysis

Develop strategies to overcome these barriers and open land for development.

BLI Step 2:
Adjust for Environmental Constraints

Remove the following areas from residential areas

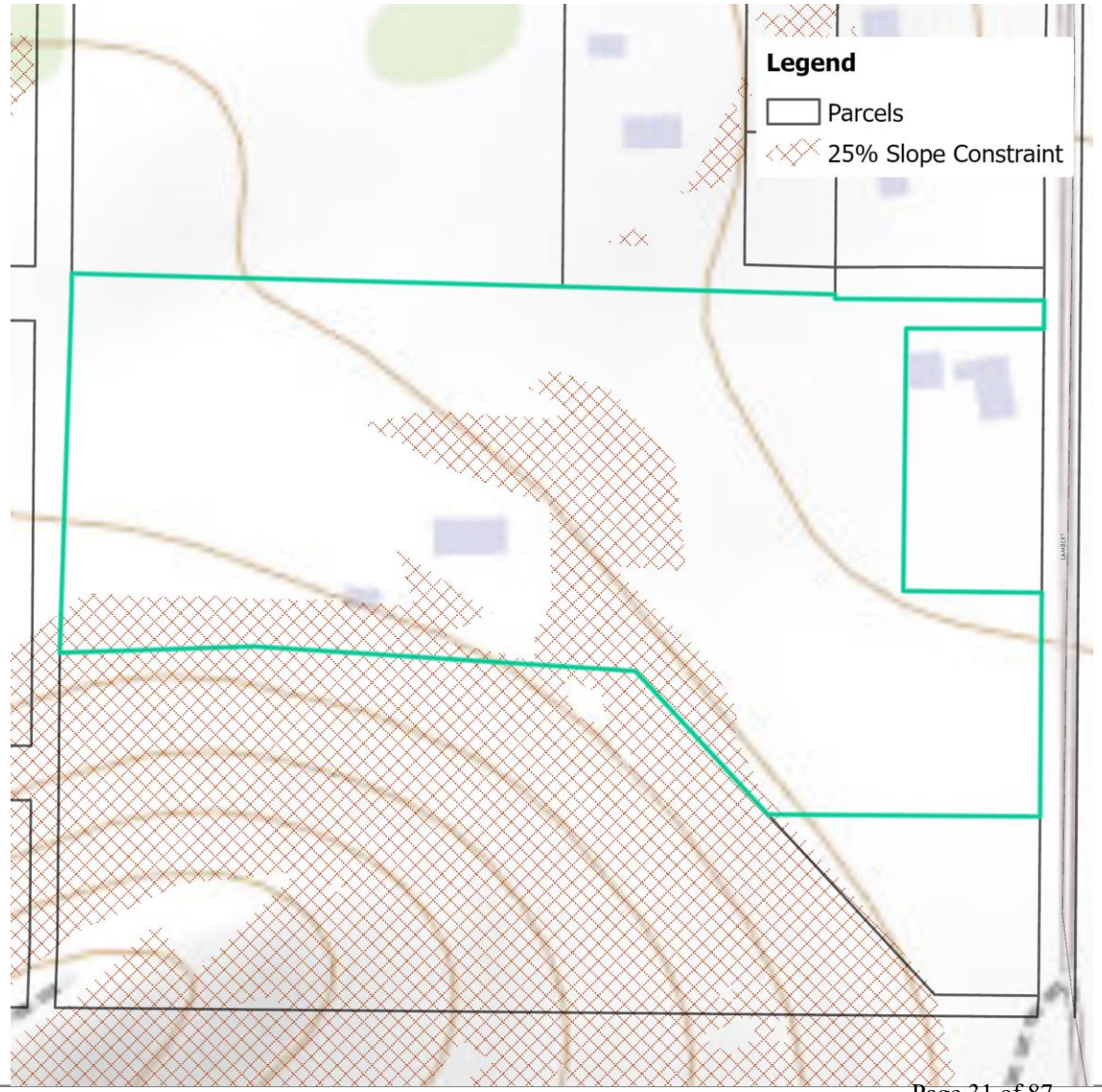
- Floodways and water bodies
- Special flood hazard area
- Contiguous lands of at least one acre with slopes greater than 25 percent



BLI Step 2: Approach to Constraints

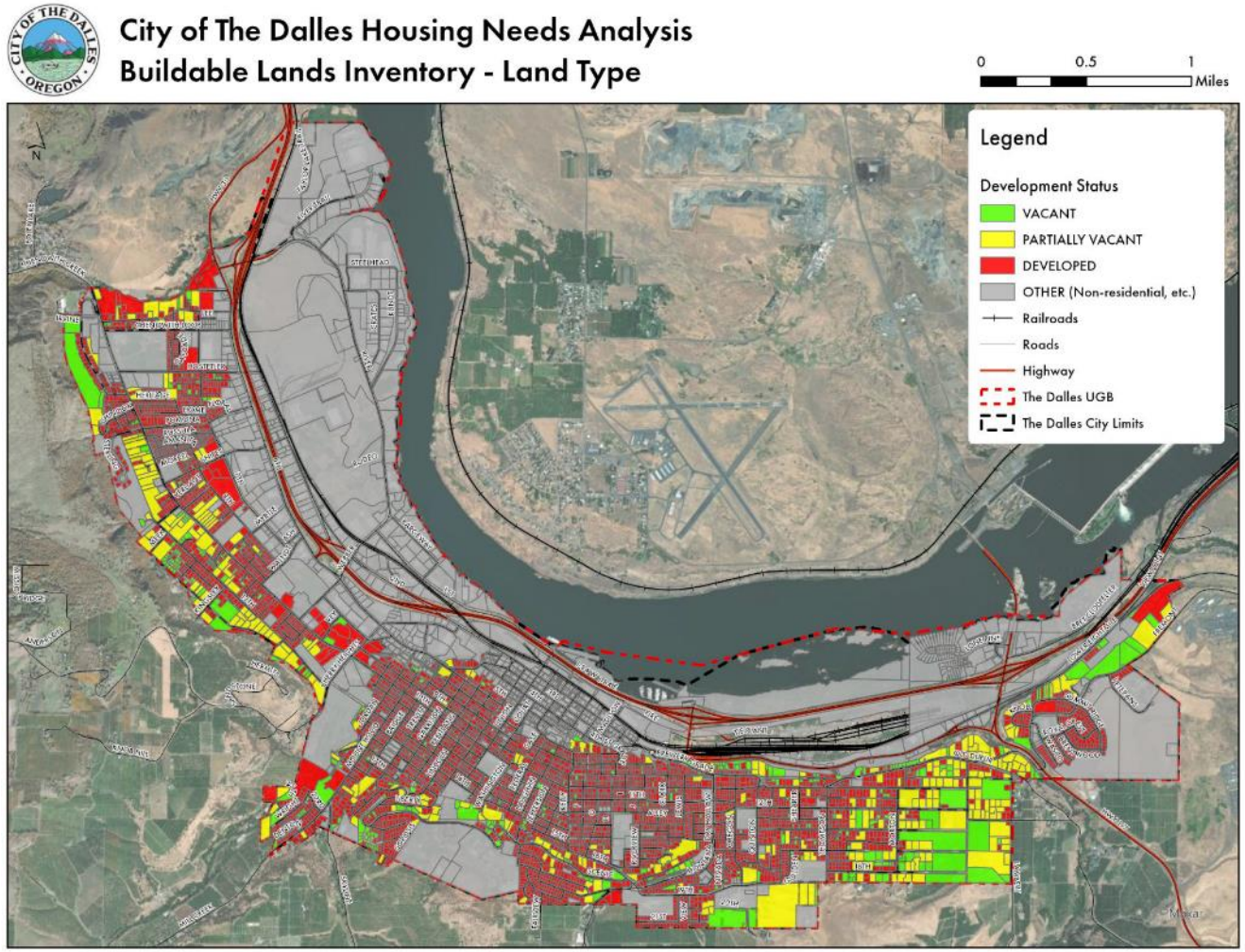
For properties where a portion of the area is constrained:

- Only the constrained area is deducted
- The buildable capacity/number of units is reduced accordingly
- Space for existing dwellings also is deducted



BLI Step 3: Review and Revise

Zones and Development Status	Parcels		Total Acres		Environmentally Constrained Acres		Buildable Acres	
	Within City Limits	Outside City Limits	Within City Limits	Outside City Limits	Within City Limits	Outside City Limits	Within City Limits	Outside City Limits
RH	**281**	**17**	**140.4**	**27.2**	**34.7**	**1.3**	**79.4**	**21.6**
Vacant	185	1	51.3	3.9	16.2	0.4	34.9	3.5
Partially Vacant	96	16	89.2	23.3	18.5	0.9	44.5	18.1
RM	**61**	**18**	**38.8**	**13.5**	**5.8**	**2.4**	**24.2**	**4.8**
Vacant	35	9	11.0	1.6	2.7	0.1	7.5	1.1
Partially Vacant	26	9	27.9	12.0	3.1	2.3	16.7	3.6
RL	**288**	**92**	**209.1**	**170.0**	**79.8**	**42.1**	**85.4**	**109.3**
Vacant	179	35	75.9	86.3	29.7	23.4	41.7	62.3
Partially Vacant	109	57	133.1	83.6	50.2	18.6	43.7	47.0
(GMA)R-5*	**0**	**2**	**0.0**	**17.3**	**0.0**	**12.3**	**0.0**	**5.0**
Vacant	0	2	0.0	17.3	0.0	12.3	0.0	5.0
(GMA)R-1*	**1**	**0**	**1.0**	**0.0**	**0.5**	**0.0**	**0.5**	**0.0**
Vacant	1	0	1.0	0.0	0.5	0.0	0.5	0.0
Grand Total	**631**	**129**	**389.3**	**228.0**	**120.9**	**58.1**	**189.5**	**140.7**



Comparison of Land Need & Supply

FIGURE 5.3: COMPARISON OF FORECASTED FUTURE LAND NEED (2042) WITH AVAILABLE CAPACITY

WITHIN CITY LIMITS		SUPPLY			DEMAND		
		Land Inventory			Growth Rate (0.3%)		
Zone & Plan Category	Typical Housing Type	Developable Acres	Unit Capacity	Gross Density (units/ac)	New Unit Need (2043)	Surplus or (Deficit)	
						Units	Acres
RL - Low-Density	Single-family detached and attached; Duplex	194.7	1,095	5.6	267	828	147
RM - Med-Density	Single-family detached and attached; Duplex; Cluster; Multi-family; Mobile Homes	29.0	348	12.0	131	217	18
RH - High-Density	Single-family detached and attached; Duplex; Cluster; Multi-family	101.0	1,894	18.8	107	1,786	95
	TOTALS:	**324.7**	**3,337**	**10.3**	**505**	**2,832**	**261**

Sources: MIG/APG, Johnson Economics

Comparison of Land Need & Supply

<u>Factors Considered in Estimating Capacity/Densities</u>

- Lot sizes and densities allowed by City code
- Mix of housing types needed
- Typical development practices
- Pattern of existing residential lots

Comprehensive Plan Housing Chapter Update

- Background Information and Findings
- Goals and Policies
- Implementation Strategies

Comprehensive Plan Housing Chapter Update

Revisions to Goals and Policies

- Address HNA needs and findings
- Incorporate housing planning best practices
- Eliminate outdated information
- Eliminate duplicative policies
- Ensure policies are “courses of action”
- Eliminate policies that equate to specific standards
- Refer to adopted supporting documents
- Incorporate other community goals and objectives

Questions and Discussion

CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481
FAX (541) 296-6906

AGENDA STAFF REPORT

AGENDA LOCATION: Item #10A

MEETING DATE: January 8, 2024

TO: Honorable Mayor and City Council

FROM: Kaitlyn Cook, Senior Planner

ISSUE: Legislative Public Hearing and consideration of Ordinance No. 24-1405, approval of proposed changes to The Dalles Municipal Code, Title 10 Land Use and Development, pertaining to Recreation Vehicle Park regulations. The amendments include removal of Recreational Vehicle (RV) parks from residential zoning districts, updating the application review processes, and altering the RV park design standards.

BACKGROUND: Since 2016, the Community Development Department has approved four recreational vehicle parks (RV parks) within The Dalles City Limits, three of which were approved since 2022. Of these approvals, three were located within residential zoning districts. Other than the Low Density Residential and Parks and Open Space zones, RV parks may be located in all other zoning districts. At the January 5, 2023, Planning Commission meeting, following a series of lengthy public hearings for the three most recent park approvals, the Planning Commission requested that Staff prepare a future discussion concerning Chapter 10.12 and an overview of park regulations.

The Commission held two discussions regarding potential modifications to TDMC RV park regulations during the February 16 and April 20, 2023 Commission meetings. The Commission directed Staff to remove RV parks from residential zoning districts and to process RV parks as commercial uses rather than residential developments. Staff submitted the proposed amendments to the Department of Land Conservation and Development (DLCD) for review prior to the first evidentiary hearing of the Planning Commission for consideration on the adoption of the proposed amendments scheduled for the July 20, 2023 Planning Commission hearing.

On July 19, 2023, DLCD provided comment to Staff on the proposed amendments stating various sections do not comply with ORS Chapter 197, specifically regarding clear and

objective housing standards. Following this comment, Staff met with DLCD on July 20, 2023 to discuss potential revisions to the proposed amendments. One option discussed with DLCD during this meeting was to regulate RV park development as a commercial use and include ORS 197.493 Protections. ORS 197.493 prohibits local governments from imposing limitations on occupancy of a recreational vehicle under the following conditions:

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...*

At the Planning Commission hearing on July 20, 2023, Staff presented modified code changes as discussed with DLCD. The Planning Commission directed Staff to amend the proposed amendments to be consistent with ORS 197.493 standards. After this meeting, Staff worked on updating the RV park amendments to reflect the feedback. Staff found that the updated code amendments meet ORS 197.493 standards as presented in **Exhibit A** attached.

At the regularly scheduled Planning Commission hearing on November 16, 2023, Staff presented the updated amendments including feedback from the Commission at the July 20, 2023 meeting. The Commission recommended approval of the proposed amendments to City Council via Resolution No. 620-23 (Attachment #5), as presented in **Exhibit B** attached. A brief synopsis of the main components of these amendments is provided below.

- Zoning. Proposed amendments include prohibition of RV parks within all residential zoning districts. RV parks may be permitted only within the General Commercial (CG), Commercial Light Industrial (CLI), Recreational Commercial (CR), and Industrial (I) zones.
- Review Process. Proposed amendments include administrative review of RV parks in all zoning districts through the Site Plan Review process.
- Development Standards. Proposed amendments include an expansion of RV park development standards, including:
    - Prohibited Siting. RV spaces and park buildings may be not located within known waterways, 100-year floodplains, stream corridors, or wetlands.
    - Screening. Addition and revision of existing screening standards of Section 10.11.050, currently cross-referenced in Chapter 10.12.
    - Surfacing. Clearly defined surfacing requirements within each RV park.
    - Parking. Increased minimum and maximum parking requirements.
    - Landscaping. Clearly defined landscaping requirements and the addition of a minimum shade tree requirement.

- Pedestrian Circulation. Clearly defined requirements for pedestrian circulation within RV parks and connection to the City sidewalk system.
- Lighting. Included provisions for lighting within RV parks. Proposed language derived from Article 3.050: Conditional Use Permits.
- Garbage. Addition of garbage collection requirements within RV parks. Proposed language derived from State code and TDMC.
- Utilities. All RV parks must provide communal restroom and shower facilities. No sewer connections may be provided to any individual RV space.

- Park Operations. Amendments include provisions for an on-site park host, hours of operation and quiet hours, and outside storage and noise with proposed language derived from Article 3.050: Conditional Use Permits.
- Length of Stay. Amendments include limiting the length of stay requirements to 30 days at one space, as well as requirements for monthly Transient Room Tax reporting requirements.
- Revocation Process. Amendments include a clearly detailed revocation process for RV parks. Proposed language derived from Article 3.050: Conditional Use Permits.

Notification: Pursuant to TDMC 10.3.020.060, a notice of public hearing was published in the Columbia Gorge News on December 20, 2023, more than ten days prior to the January 8, 2023 City Council Meeting. Notice of the public hearing was sent to all local news media, Wasco County, and posted on the City's website on December 28, 2023. All City Council and Commission meetings are open to the public and allow the opportunity to provide testimony on all proposed amendments.

Prior to the July 20, 2023 Planning Commission hearing, a Ballot Measure (BM) 56 notice was mailed to all affected property owners within the High Density (RH) and Medium Density (RM) Residential zoning districts. The City determined a BM 56 notice was required, pursuant to Oregon Revised Statue (ORS) 227.186, for the adoption of this ordinance as it may affect the uses and property values of the RM and RH zones. These proposed code amendments would prohibit RV park development in the zones where affected property owners own property. The BM 56 notice was available in both English and Spanish, and was mailed on June 26, 2023. A BM 56 notice was not required for the November 16, 2023 Planning Commission or the January 8, 2024 City Council hearing since the notice was mailed prior to the first evidentiary hearing.

Comments: One letter was submitted by Bradley V. Timmons to the City prior to the Planning Commission meeting on July 20, 2023. Mr. Timmons is supportive of the concept of removing RV parks from residential zones; however, he has concerns about removing RV parks from the Conditional Use process for the Industrial zone. He states that industrial land should be used to provide economic development and jobs, and that RV parks do not meet these goals; therefore, it should be reviewed as a quasi-judicial process to ensure the community's needs and goals are met. After consideration of this

comment, Staff determined that many of the Conditional Use Permit requirements, which are processed as quasi-judicial actions, have been included with the new RV park standards. These standards encompass measures to mitigate potential impacts on neighboring properties, such as noise control, refuse collection, and lighting considerations. Neither the quasi-judicial process nor the proposed administrative process considers overarching economic development and job creation impacts during the land use review process; therefore, these considerations could not be used as a determining factor in review. Consequently, Staff concluded an additional quasi-judicial review for park development would be unnecessary.

Six additional public comments were shared during the Planning Commission meeting on July 20, 2023.

No additional comments were received as of the date this report was published (August 30, 2023).

Findings: See ***Exhibit A.***

Proposed Amendments: Proposed amendments for Zoning Ordinance Amendment 109-23 are included as ***Exhibit B***, with draft edits to the proposed amendments included as ***Exhibit C***.

BUDGET IMPLICATIONS: None.

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** ***Move to adopt General Ordinance No. 24-1405, an ordinance approving Zoning Ordinance Amendment No. 109-23 adopting amendments and findings attached herein.***
2. Decline adoption of Ordinance No. 24-1405.
3. Provide additional direction to staff.

ATTACHMENTS:

- Attachment #1 – General Ordinance 24-1405
- Attachment #2 – **Exhibit A**: *Findings of Fact and Conclusions of Law for Zoning Ordinance Amendment 109-23*
- Attachment #3 – **Exhibit B**: *Proposed Zoning Ordinance Amendment 109-23*
- Attachment #4 – **Exhibit C**: *Draft Edits of the Proposed Zoning Ordinance Amendment 109-23*
- Attachment #5 – Planning Commission Resolution No. 620-23

GENERAL ORDINANCE NO. 24-1405

AN ORDINANCE AMENDING THE DALLES MUNICIPAL CODE TITLE 10 (*LAND USE AND DEVELOPMENT*), CHAPTER 10.12 (*RECREATIONAL VEHICLE PARKS*)

WHEREAS, since 2016, the Community Development Department (**CDD**) has approved four recreational vehicle (**RV**) parks within the City's corporate limits, three of which were approved since 2022 and three of which are located within residential zoning districts;

WHEREAS, on January 5, 2023, following a series of robust and productive public hearings for the three most recent RV park approvals, the Planning Commission directed CDD Staff to prepare proposed amendments to The Dalles Municipal Code Title 10 (*Land Use and Development*), Chapter 10.12 (*Recreational Vehicle Parks*) to address RV park regulations;

WHEREAS, at its July 20, 2023, regular meeting, the Planning Commission conducted a noticed public hearing to take public testimony on those anticipated amendments proposed through Zoning Ordinance Amendment 109-23;

WHEREAS, at its July 20, 2023, regular meeting, the Planning Commission directed CDD Staff to prepare proposed amendments to the City's regulations restricting RVs from review as dwellings and instead reviewing them as a commercial use;

WHEREAS, at its November 16, 2023, regular meeting, the Planning Commission voted to recommend Zoning Ordinance Amendment 109-23 be forwarded to the City Council for its adoption; and

WHEREAS, at its January 8, 2024, regular meeting, the City Council held a legislative public hearing, considered the public testimony and reviewed the proposed amendments set forth in Zoning Ordinance Amendment 109-23, and, based upon the proposed findings of fact and conclusions of law in the staff report and testimony and other evidence presented during the hearing (incorporated herein by this reference), the City Council voted to adopt the subject amendments.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF THE DALLES ORDAINS AS FOLLOWS:

Section 1. The City Council hereby approves and adopts the findings of fact and conclusions of law connected with **Zoning Ordinance Amendment No. 109-23**, attached to and made part of this Ordinance as Exhibit "**A**".

Section 2. The City Council hereby approves and adopts the proposed amendments detailed in **Zoning Ordinance Amendment No. 109-23**, attached to and made part of this Ordinance as Exhibit "**B**", consistent with the Planning Commission's recommendation.

Section 3. This Ordinance shall be effective 30 days after adoption.

PASSED AND ADOPTED THIS 8TH DAY OF JANUARY, 2024,

Voting **Yes** Councilors: _____
Voting **No** Councilors: _____
Abstaining Councilors: _____
Absent Councilors: _____

AND APPROVED BY THE MAYOR THIS 8TH DAY OF JANUARY, 2024.

_____
Richard A. Mays, Mayor

ATTEST:

_____
Amie Ell, City Clerk

EXHIBIT A

Findings of Fact and Conclusions of Law for
Zoning Ordinance Amendment 109-23

City of The Dalles Municipal Code, Title 10 Land Use and Development

Section 10.3.110.030 Review Criteria

Proposed text amendments shall be consistent with the Comprehensive Plan, and State Laws and Administrative Rules, including the State Transportation Planning Rule OAR 660-012-0060. Proposed text amendments shall be consistent with the adopted Transportation System Plan and the planned function, capacity, and performance standards of the impacted facility or facilities. Requirements of the State Transportation Planning Rule shall apply to those land use actions that significantly affect the transportation system, as defined by OAR 660-012-0060.

FINDING #1: Staff will address consistency with the Comprehensive Plan, State Laws, and Administrative Rules in subsequent findings. **Criterion met.**

City of The Dalles Comprehensive Plan

Goal #1. Citizen Involvement. *To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.*

> ***Policy 3.*** *The land-use planning process and policy framework shall include opportunity for citizen input as a part of the basis for all decisions and actions related to the use of land.*

FINDING #2: Pursuant to TDMC 10.3.020.060, a notice of public hearing was published in the Columbia Gorge News on December 20, 2023, more than ten days prior to the January 8, 2023 City Council Meeting. Notice of the public hearing was sent to all local news media, Wasco County Planning, and posted on the City's website on December 28, 2023. All City Council and Commission meetings are open to the public and allow the opportunity to provide testimony on all proposed amendments. Additionally, a notice of the proposed amendments was submitted to the Department of Land Conversation and Development on March 15, 2023, more than 35 days prior to the first evidentiary hearing held on November 16, 2023**.**

Prior to the July 20, 2023 Planning Commission hearing, a Ballot Measure (BM) 56 notice was mailed to all affected property owners within the High Density (RH) and Medium Density (RM) Residential zoning districts. The City determined a BM 56 notice was required for the first evidentiary hearing, pursuant to Oregon Revised Statue (ORS) 227.186, for the adoption of this ordinance as it may affect the uses and property values of the RM and RH zones. These proposed code amendments would not allow for RV Parks to develop in the zones where affected property owners own property. The BM 56 notice was available in both English and Spanish, and was mailed on June 26, 2023. A BM 56 notice was not required for the November 16, 2023 Planning Commission hearing as it was already noticed for the first public hearing. **Criterion met.**

Goal #2. Land Use Planning. *To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

Policy 6. *Implement this Plan through appropriate ordinances and action. Implementing measures shall be developed to allow administrative review and approval authority.*

FINDING #3: The proposed amendment implementation process is consistent with the legislative application process outlined in TDMC 10.3.110.030, and follows proper noticing requirements of TDMC 10.3.020.060. These amendments will remove RV parks as conditional uses in all zoning districts and permit their development outright through an administrative land use process. Doing so will reduce the need for Planning Commission review of all proposals. These amendments will help to streamline the planning process and reduce delays in obtaining development approvals. **Criterion met.**

Policy 8. *Implementing ordinances shall be consistent with this plan.*

FINDING #4: See Finding #3.

Goal #5: Open Spaces, Scenic And Historic Areas, And Natural Resources. *To conserve open space and protect natural and scenic resources.*

Policy 6. *Protect and enhance Mill Creek, Chenoweth Creek, Fifteen Mile Creek and Three Mile Creek for their natural and recreational values.*

FINDING #5: The proposed amendments prohibit the siting of any RV space within the 100-year floodplain, stream corridor, or wetland. This criterion will help to mitigate the impact of environmentally sensitive areas and preserve the natural and recreational values of area waterways. **Criterion met.**

Policy 7. *Protect wetlands that appear on the National Wetlands Inventory (NWI), by referring proposals to fill within such sites to the Department of State Lands (DSL) in accordance with ORS 227.350. The City shall coordinate with DSL in requiring a site-specific wetlands analysis (delineation) prior to construction.*

FINDING #6: See Finding #5. **Criterion met.**

Goal #9: Economic Development

Policy 17. *Review and revise administrative policies and procedures to streamline the planning process and reduce delays in obtaining development approvals.*

FINDING #7: See Finding #3. **Criterion met.**

Oregon Revised Statute (ORS)

ORS 197.493 *Placement and occupancy of recreational vehicle*

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 as a residential dwelling, solely on the grounds that the occupancy is in a recreational vehicle, if the recreational vehicle is:

(a) Intentionally left blank —Ed.

(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; or

(b) Is on a lot or parcel with a manufactured dwelling or single-family dwelling that is uninhabitable due to damages from a natural disasters, including wildfires, earthquakes, flooding or storms, until no later than the date:

(A) The dwelling has been repaired or replaced and an occupancy permit has been issued;

(B) The local government makes a determination that the owner of the dwelling is unreasonably delaying in completing repairs or replacing the dwelling; or

(C) Twenty-four months after the date the dwelling first became uninhabitable.

(2) Subsection (1) of this section does not limit the authority of a state agency or local government to impose other special conditions on the placement or occupancy of a recreational vehicle. [2005 c.619 §12; 2021 c.235 §1]

FINDING #8: The proposed amendments require that all new RV parks establish and maintain a private utility system for all park utilities. Each RV space may provide water and electrical connections, but no RV space may be connected to a sewage disposal system. All RV parks will be required to provide ADA accessible communal restroom and shower facilities for the benefit of the proposed park. By prohibiting full utility connections at each RV space, the City may limit the length of stay for guests with these proposed code amendments. Staff found that the proposed amendments comply with the standards as described in ORS 197.493. **Criterion met.**

Oregon Administrative Rules (OAR)

OAR 660-012-0060

Plan and Land Use Regulation Amendments

FINDING #9: By removing RV parks from residential zones, Staff anticipates a lessening of the impact of these uses, and large RVs, on local and residential roadways. Staff found that the proposed changes do not affect an existing or planned transportation facility; therefore, OAR 660-012-0060 is not applicable to this zoning ordinance amendment. **Criterion not applicable.**

OAR 918-650

Recreational Vehicle Parks and Organizational Camps

FINDING #10: OAR 918-650 establishes the State rules and regulations for recreation parks and organizational camps. Staff referenced these rules for guidance and consistency in drafting the proposed amendments. Multiple TDMC RV park design standards are those included in the existing OAR. Staff found these proposed amendments comply with OAR 918-650. **Criterion met.**

EXHIBIT B

Proposed Amendments, *Draft Edits*
Zoning Ordinance Amendment 109-23

The Dalles Municipal Code

10.2.030 Meaning of Specific Words and Terms

Recreational Vehicle (RV). A travel trailer, truck camper, van, tent trailer, motor home, or other unit that is transportable over public highways and may or may not contain facilities for sleeping, food preparation, or waste disposal. Such a vehicle is not designed for attachment to the land.

Recreational Vehicle Park (RV park). A lot or tract of land where the primary use is for temporary parking, on a fee or other basis, of occupied recreational vehicles.

Shade Trees: A tree that matures with a height of more than 40 ft. whose primary role is to provide shade in the surrounding environment with a distinct canopy.

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Chapter 10.12 RECREATIONAL VEHICLE PARKS

10.12.010 Purpose

10.12.020 Zoning

10.12.030 Review Process

10.12.040 Review Criteria

10.12.050 Development Standards

10.12.060 Park Operations

10.12.070 Length of Stay

10.12.080 Revocation Process

10.12.010 Purpose

The provisions in this Chapter are intended to ensure a safe and healthful environment in recreational vehicle parks, to protect the general public health, safety and welfare, and to describe the requirements for recreational vehicle park development for commercial use.

10.12.020 Zoning

Recreational vehicle parks (RV parks) are permitted outright in the CG (General Commercial), CR (Recreational Commercial), CLI (Commercial Light Industrial) and I (Industrial) zones.

10.12.030 Review Process

Recreational vehicle park applications shall be reviewed per the provisions of Article 3.030: Site Plan Review.

10.12.040 Review Criteria

In addition to the review criteria included in Article 3.030: Site Plan Review, RV park development proposals shall also include:

A. Plan Set, consistent with the requirements of Article 6.180. Plan Set must include all development standards included within 10.12.050.

B. Operational Plan, in narrative form. Operational Plan must clearly address park operations (10.12.060), length of stay requirements (10.12.070), and any other applicable information.

10.12.050 Development Standards

A. Laws and Regulations. All the requirements of federal, state, and local laws and regulations shall be met. Refer to Oregon Revised Statutes Section 455.680 and Oregon Administrative Rules Chapter 918, Division 650 for State of Oregon requirements for RV parks.

B. Hazards to Property and Occupants. The condition of soil, groundwater level, drainage, and topography shall not create hazards to the property or the health and safety of occupants. Park sites shall not be located in areas prone to erosion or exposed to objectionable smoke, noise, odors, or other adverse influences.

C. Prohibited Siting. No RV spaces or park building may be located within the following areas:

   1. 100-year floodplain (as determined by the Federal Emergency Management Agency).
   2. Stream corridors (as defined in Article 5.130).
   3. Wetlands (as determined by the Oregon Department of State Lands).

D. Park Building Setbacks. Setbacks shall be the same as the setbacks required by the zone district.

E. Spacing. RV spaces must be no less than 10’ from one another. No RV space may be located less than 10’ from neighboring property lines and 15’ from the public right-of-way.

F. Access.

   1. Access to an RV park shall be from an arterial or collector street.

2. In order to facilitate ease of entry and exit, the Planning Commission may authorize a wider driveway entrance than is otherwise provided for in this Title.
3. Park access connections to public streets shall meet the requirements of Article 6.050: Access Management.
4. For RV parks of 10 or more spaces, at least two vehicular access points shall be provided. Each exit shall be no closer than 75 feet (edge to edge) from any other exit.
5. All Plan Sets must include functional turning templates/turning radii which demonstrate entry and exit into the park and spaces specifically designed to accommodate the anticipated types of RVs within the park.

G. Screening. Park perimeter screening shall meet the applicable requirements of Section 10.6.010.050: Screening—Hedges, Fences, Walls other than Retaining Walls, Berms and the following provisions; provided, however, the following provisions control in the event of any inconsistency with the requirements specified in Section 10.6.010.050:

1. Perimeter Screening Adjacent to Abutting Properties. A sight-obscuring fence, wall, evergreen hedge, or combination of screening/planting shall surround each RV park, except as specified in subsection 2 below for parks adjacent to public streets, and shall meet the following requirements:
   a. Perimeter screening shall not be place in any residential setbacks.
   b. Landscaping consistent with Article 6.010 shall be provided in the required setbacks areas, and shall be used to reinforce perimeter screening.
   c. Walls or fences shall be 6 feet in height. Evergreen hedge plantings shall be at least 6 feet in height at time of planting, and be maintained in a healthy, living condition.
2. Perimeter Screening Adjacent to Public Streets. A 6-foot high sight-obscuring screen shall be provided using fencing and vegetation and/or an earthen berm and vegetation as follows:
   a. Fencing. Any fence shall have an average 15-foot setback from the public right-of-way and shall meet the requirements of Article 6.100: Vision Clearance. Fencing closer than 15 feet to the public right-of-way shall conform to the subject zoning district's restrictions on front yard fencing. Fences and walls over 100 feet in length (of a single run) shall be designed to prevent visual monotony through use of offsets, changes of materials and textures, or landscaping.
   b. Berms. Earthen berms up to 6 feet in height may be used to comply with screening requirements. The slope of the berm may not exceed 2:1, the top of the berm shall be relatively flat, and the faces of the slope shall be planted with ground cover, shrubs, and trees.

H. Surfacing. All RV parks must be surfaced per the following standards:

1. RV spaces shall be covered with crushed gravel or paved with asphalt, concrete or similar material.
2. Non-recreational vehicle parking, internal roadways, and vehicle maneuvering areas must be paved with asphalt, concrete, or similar material.

3. All areas must be designed to provide for the control of runoff,-surface water, dust, and mud.

I. Non-Recreational Vehicle Parking Requirement. In addition to the number of parking spaces required for park administration, there shall be a minimum of 0.5 and a maximum of 1.5 parking spaces per RV space. Parking areas shall meet all of the requirements of Article 7.030: General Design Standards for Surface Parking Lots.

J. Landscaping. All areas not occupied by park buildings, streets, RV spaces, non-recreational vehicle parking spaces, outdoor patios, and common areas shall be landscaped per the provisions of Article 6.010: Landscaping. A landscape plan shall be included with the Plan Set and must include internal shade trees at a rate of 1 tree per 5 RV spaces.

K. Pedestrian Circulation. To ensure pedestrian connectivity, all RV parks must include an internal pedestrian walkway connecting to the adjacent public sidewalk. The walkway must be separated from vehicle parking and maneuvering areas by grade, different paving material, or landscaping throughout the park.

L. Utilities. All RV parks may establish and maintain a private utility system for all park utilities. Each RV space may be provided water and electrical connections; however, no sewer connections may be provided to any RV space. RV parks must provide ADA accessible communal restroom and shower facilities.

M. Lighting. Lighting sources shall be shielded, and arranged so as not to produce glare in any public right-of-way or adjacent property.

N. Refuse Collection.

1. Minimum Requirements. RV parks must provide and make available a minimum of one 30-gallon refuse container for each four RV spaces and each refuse container shall be located within 300 feet of each RV space.

2. Screening. Refuse storage facilities shall be screened by a solid wall, fence, evergreen hedge, or a combination of these methods. Screening shall be designed to screen the refuse storage area from public streets and adjacent properties.

3. Placement. All refuse collection containers shall be placed on concrete pads. Pads shall have a positive surface drainage.

10.12.060 Park Operations

All RV parks must comply with the following operational standards:

A. Each RV park shall at all times keep an orderly appearance and remain free of litter, junk, and refuse.

B. On-site Park Host. Each RV park must provide an on-site RV park host available 24/7 for maintenance, security, and enforcement purposes. Host contact information must be conspicuously displayed throughout the park.

C. Hours. Each RV park must establish and conspicuously display operational hours and quiet hours. All RV check-in and check-out times may not occur with designated quiet hours.

D. Storage. There shall be no outside storage of materials or equipment belonging to the park or to any of the guests.

E. Noise. Noise impacts shall be consistent with Section 5.08.020.

F. External Generators. Use of external generators is prohibited.

10.12.070 Length of Stay

The RV park Operational Plan must state the total number of spaces and clearly label each space in the Plan Set and on-site. No occupant may stay in any space for more than 30 days. All spaces are required to pay Transient Room Taxes for each nightly stay per the provisions of Chapter 8.04: Transient Room Tax.

All RV park operators must submit to the Finance Department a monthly report of nightly stays. Report must clearly designate the total number of nightly stays and total amount of Transient Room Taxes. Failure to submit monthly reporting may result in the revocation of the RV park's land use approval per the provisions of Section 10.12.080.

10.12.080 Revocation Process

The Director may institute a proceeding before the Planning Commission to revoke an approved RV park when the Director has reasonable grounds to believe one or more of the following events have occurred or are occurring at the RV park:

A. Failure to Meet Conditions. Any conditions of approval have not or are not being met.

B. Failure to Build According to Plans. The project is not constructed in accordance with all approved plans.

C. Erroneous Information. The City issued the permit on the basis of erroneous or misleading information or a material misrepresentation.

The Director shall submit a report to the City Attorney and request them to send a notice of violation pursuant to Chapter 10.15 - Enforcement. If, in the opinion of the Director, the property owner demonstrates a good faith willingness to comply with the subject approval requirements within the time period specified in the notice of violation, then revocation procedures may be stayed; otherwise, the Director may schedule a hearing before the Planning Commission using the same notice requirements and process as the original RV park application.

#

10.3.020.050 Quasi-Judicial Actions

A. Decision Types. Quasi-judicial actions include, but are not limited to, the following:

1. Site Plan Review (Article 3.030).
2. Conditional Use Permits (Article 3.050).
3. Variances (Article 3.070).

4. Nonconforming Uses (Article 3.090).
5. Home Business Permits (Article 6.020).
6. Subdivisions (Article 9.040).
7. Zone Changes (Article 3.100).
8. Any public hearing of an administrative action at the request of the Commission, the Director, or the applicant, or parties of record raising legitimate criteria.

#

10.5.020.090 Exceptions to Standards

C. Setbacks.

2. Setback Averaging. (Note: Does not apply to mobile home parks). The front yard setback and the garage/carport entrance setback may be reduced to the average of the respective setbacks of the abutting lots.

#

10.5.030.070 Design Standards

These design standards do not apply to manufactured dwelling parks, which are instead subject to the provisions of Chapter 10.11 - Manufactured Dwelling Parks. All other development shall be subject to the following:

#

10.5.030.090 Exceptions to Standards

C. Setbacks.

3. Setback Averaging. (Note: Does not apply to mobile home parks.). The front yard setback and the garage/carport entrance setback may be reduced to the average of the respective setbacks of the abutting lots.

-

E. Building Orientation.

1. Planned Development, Subdivisions, Mobile Home Parks. Planned development, subdivisions, and mobile home parks may be exempt from the building orientation requirement.

#

10.5.070.020 Permitted Uses

A. Primary Uses Permitted Outright. The following primary uses shall be subject to the provisions of Article 3.030: Site Plan Review, and all other applicable requirements of this Title and other City ordinances:

1. Agricultural sales and service, including feed and seed stores, nurseries, greenhouses, landscape supplies, and garden centers.
2. Animal sales and services (pet stores, grooming, kennels, veterinary).

3. Automobile and heavy/light equipment repair, sales and services, including rental agencies, detailing, service stations, body shops, auto painting, and machine shops, on site only except during community events.
4. Child care center, as defined in Chapter 10.2 - Definitions.
5. Contractor shops, offices, and storage areas.
6. Engineering, research and development.
7. Food services (including restaurants, cafeterias, bakeries, catering, and take-out operations).
8. Hotels and motels.
9. Laundromats and dry cleaners, including industrial operations.
10. Light manufacture, assembly, and packaging of goods or products which can be performed with minimal adverse impact on, and poses no special hazard to, the environment and the community.
11. Liquor stores, taverns, lounges and bars.
12. Manufactured home sales, including demonstration units (not to be actual dwelling units).
13. Markets and grocery stores.
14. Medical and Dental Offices, Clinics, Laboratories, and Medical Marijuana Dispensaries. An application for a medical marijuana dispensary shall also comply with the following criteria:
15. Personal care services such as barber shops and salons.
16. Printing and publishing.
17. Professional and administrative offices and services.
18. Public parks and open space (excluding spectator and participant sports facilities, which shall be processed as community facilities sites per the provisions of Section 10.5.070.030: Conditional Uses of this Article).
19. Public and private parking lots, subject to the provisions of Chapter 10.7 - Parking Standards.
20. Public and private transportation depots and terminals, passengers and freight.
21. Recreation facilities (commercial - indoor), including health and athletic clubs, bowling alleys, skating rinks, shooting ranges, movie theaters including multiplexes, and game rooms.
22. Recreational vehicle parks, subject to the provisions of Chapter 10.12 - Recreational Vehicle Parks.
23. Residential dwelling for security and maintenance personnel, limit 1 dwelling per site.
24. Retail uses, including shopping centers.

25. Wireless communication facilities, subject to the provisions of Article 6.140: Wireless Communication Equipment.
26. Warehousing, storage, and distribution of equipment, commodities and products in an enclosed area, including mini-storage facilities.
27. Wholesale uses.
28. Recreational Marijuana Facilities. An application for a retail marijuana facility shall also comply with the following criteria:
29. Shelter housing.
30. Other uses determined by the Director to be similar to the above uses.

#

10.5.070.030 Conditional Uses

The following conditional uses are allowed subject to review and approval, per the appropriate provisions of either Article 3.050: Conditional Use Permits or Article 3.060: Administrative Conditional Use Permits:

A. Community facilities sites, subject to the provisions of Article 5.100: Community Facilities Overlay District.
B. The production, processing, storage, and wholesaling of recreational marijuana, subject to the following additional provisions:
C. Planned development, subject to the provisions of Article 9.050: Planned Development.
D. Wireless communication facilities, subject to the provisions of Article 6.140: Wireless Communication Equipment.
E. Other uses determined by the Commission to be similar to the above uses.
F. Adult Business. An application for an adult business shall also comply with the following criteria:
G. The production, processing, storage, and wholesaling of medical marijuana, including a non-personal medical marijuana grow operation, subject to the following additional provisions:

#

10.5.080.020 Permitted Uses

A. Primary Uses Permitted Outright. The following primary uses shall be processed per the provisions of Article 3.030: Site Plan Review:
    1. Retail uses, excluding shopping centers. If over 15,000 square feet must get a conditional use permit.
    2. Conference, visitors, and convention centers.
    3. Hotels, motels, and campgrounds.
    4. Light industrial (campus setting or compatible with commercial and recreational uses).

5. Recreational facilities.
6. All dwellings, as defined by this Title, so long as the ground floor is a permitted commercial use.
7. Restaurants.
8. Service and administrative offices.
9. Public and private parking lots and structures, in accordance with Chapter 10.7 - Parking Standards.
10. Public parks and open space (excluding spectator and participant sports facilities, which shall be processed as community facilities sites per the provisions Section 10.5.080.030: Conditional Uses below).
11. Recreational vehicle parks, subject to the provisions of Chapter 10.12 - Recreational Vehicle Parks.
12. Wireless communication facilities, subject to the provisions of Article 6.140: Wireless Communication Equipment.
13. Other uses determined by the Director to be similar to the above uses.

#

10.5.080.070 Exceptions to Standards

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

2. Bicycles Only.

a. Hotels and motels.

b. Campgrounds.

#

10.5.090.020 Permitted Uses

A. Primary Uses Permitted Outright. The following primary uses shall be subject to the provisions of Article 3.030: Site Plan Review, and all other applicable requirements of this Title and other City ordinances:

1. Auto body shops, auto painting, and machine shops.
2. Circus or like activity (limited to 4 events per year per site).
3. Feed, seed and fuel stores (excluding bulk storage of petroleum or gas, which shall be processed as a conditional use per Section 10.5.090.030: Conditional Uses of this Article) located wholly within completely enclosed buildings. Packaged materials may be stored in an enclosed yard.
4. Food production and manufacturing.
5. Food services (including restaurants, cafeterias, bakeries, catering, and take-out operations).

6. Heavy equipment sales and service, on site only.
7. Laundry and cleaning service industries.
8. Manufacturing, fabricating, processing, repair, engineering, research and development, assembly, wholesale, transfer, distribution, and storage uses (except manufacture of explosives, the slaughter of animals, and the rendering of fats).
9. Printing and publishing.
10. Public and private parking lots.
11. Public and private vehicle servicing and fueling stations.
12. Public parks and open space (excluding spectator and participant sports facilities, which shall be processed as community facilities sites per the provisions of Section 10.5.090.030: Conditional Uses of this Article).
13. Railroad yards and spurs, shipyards, and commercial docking facilities.
14. Recreational vehicle parks, subject to the provisions of Chapter 10.12 - Recreational Vehicle Parks.
15. Rock, sand, and gravel cleaning, crushing, processing, and assaying.
16. Rodeo grounds.
17. Storage and maintenance yards.
18. Transportation facilities.
19. Truck stop facility, including incidental community uses, such as restaurant, fuel, and shower facilities.
20. Veterinary services, kennels, and fish hatcheries.
21. Warehouses.
22. Wireless communication facilities, subject to the provisions of Article 6.140: Wireless Communication Equipment.
23. Other uses determined by the Director to be similar to the above uses.

#

10.5.090.060 Exceptions to Standards

A. 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.

#

10.7.060.010 Minimum and Maximum Off-Street Parking Requirements

Use Type	Auto Parking		Bicycle Parking
	Minimum	Maximum	
COMMERCIAL			
Recreational Vehicle Parks (auto vehicle parking; RV park buildings shall be calculated per use type)	0.5 space/RV space	1.5 spaces/RV space	None

EXHIBIT C

Proposed Amendments, *Draft Edits*
Zoning Ordinance Amendment 109-23

The Dalles Municipal Code

10.2.030 Meaning of Specific Words and Terms

Recreational Vehicle (RV). A travel trailer, truck camper, van, tent trailer, motor home, or other unit that is transportable over public highways and may or may not contain facilities for sleeping, food preparation, or waste disposal. Such a vehicle is not designed for attachment to the land.

Recreational Vehicle Park (RV park). A lot or tract of land where the primary use is for temporary parking, on a fee or other basis, of occupied recreational vehicles.

Shade Trees: A tree that matures with a height of more than 40 ft. whose primary role is to provide shade in the surrounding environment with a distinct canopy.

#

Chapter 10.12 RECREATIONAL VEHICLE PARKS

10.12.010 Purpose

10.12.020 Zoning

10.12.030 ~~Development Standards~~Review Process

10.12.040 ~~Landscaping~~Review Criteria

10.12.050 ~~Park Maintenance and Storage~~Development Standards

10.12.060 ~~Length of Stay~~Park Operations

10.12.070 ~~Review Process~~Length of Stay

10.12.080 ~~Review Criteria~~Revocation Process

10.12.010 Purpose

The provisions in this Chapter are intended to ensure a safe and healthful ~~living~~ environment in recreational vehicle parks, to protect the general public health, safety and welfare, and to describe the requirements for recreational vehicle park development for commercial use.

10.12.020 Zoning

Recreational vehicle parks (RV parks) are ~~allowed~~ permitted outright in the CG (General Commercial), CR (Recreational Commercial), ~~and~~ CLI (Commercial Light Industrial) and I (Industrial) zones. ~~RV parks are allowed conditionally in the I (Industrial), NC (Neighborhood Center Overlay), RH (High Density Residential), and RM (Medium Density Residential) zones.~~

10.12.030 ~~Development Standards~~Review Process

Recreational vehicle park applications shall be reviewed per the provisions of Article 3.030: Site Plan Review.~~; however, any recreational vehicle park application requesting stays of longer than one year shall be processed per the provisions of Article 3.050: Conditional Use Permits.~~

~~A. Laws and Regulations. All the requirements of federal, state, and local laws and regulations shall be met. Refer to Oregon Revised Statutes Section 455.680 and Oregon Administrative Rules Chapter 918, Division 650 for State of Oregon requirements for RV parks.~~

~~B. Hazards to Property and Occupants. The condition of soil, groundwater level, drainage, and topography shall not create hazards to the property or the health and safety of occupants. Park sites shall not be located in areas exposed to objectionable smoke, noise, odors, or other adverse influences. No portion of any park subject to unpredictable or sudden flooding, subsidence, or erosion shall be used for any purposes which would expose persons or property to hazards.~~

~~C. Setbacks. Setbacks shall be the same as the setbacks required by the zone district.~~

~~D. Access in Residential Zones.~~

~~1. Access to an RV park shall be from an arterial or collector street, or shall be from a street with sufficient width and ease of access to allow any RV to enter and exit without causing undue traffic problems. If the access is not from an arterial or collector street, each access shall be evaluated on a case-by-case basis to determine if access is adequate for the type of RV which is anticipated to enter into, and exit from, the RV park. The evaluation will include on-street parking allowances and the condition of the street.~~

~~2. In order to facilitate ease of entry and exit, the Planning Commission may authorize a wider driveway entrance than is otherwise provided for in this Title.~~

~~3. Park access connections to public streets shall meet the requirements of Article 6.050: Access Management.~~

~~4. For RV parks of 10 or more spaces, at least 2 vehicular exits shall be provided in every park. Each exit shall be no closer than 75 feet (edge to edge) from any other exit.~~

~~E. Screening. Except for the access roadway into the park, the park shall be screened with vegetation on all sides abutting rights-of-way or neighboring properties per the provisions of Section 10.11.050: Park Perimeter Screening.~~

~~F. Surfacing. All spaces for RVs shall be covered with crushed gravel or paved with asphalt, concrete or similar material and be designed to provide for the control of runoff or surface~~

~~water. The part of the space which is not occupied by the RV, not intended as an accessway to the RV or part of an outdoor patio, need not be paved or covered with gravel provided the area is landscaped or otherwise treated to prevent dust or mud.~~

~~G. Non-Recreational Vehicle Parking Requirement. In addition to the number of parking spaces required for park administration, there shall be a minimum of 0.15 and a maximum of 1 parking spaces per RV space. Parking areas shall meet all of the requirements of Article 7.030: General Design Standards for Surface Parking Lots.~~

10.12.040 ~~Landscaping~~Review Criteria

In addition to the review criteria included in Article 3.030: Site Plan Review, RV park development proposals shall also include:

A. Plan Set, consistent with the requirements of Article 6.180. Plan Set must include all development standards included within 10.12.050.

B. Operational Plan, in narrative form. Operational Plan must clearly address park operations (10.12.060), length of stay requirements (10.12.070), and any other applicable information.

~~All areas not occupied by buildings, streets, and RV spaces shall be landscaped per the provisions of Article 6.010: Landscaping. A landscape plan is required prior to the City signing a building permit application. The landscaping plan will include internal shade trees.~~

10.12.050 ~~Park Maintenance and Storage~~Development Standards

A. Laws and Regulations. All the requirements of federal, state, and local laws and regulations shall be met. Refer to Oregon Revised Statutes Section 455.680 and Oregon Administrative Rules Chapter 918, Division 650 for State of Oregon requirements for RV parks.

B. Hazards to Property and Occupants. The condition of soil, groundwater level, drainage, and topography shall not create hazards to the property or the health and safety of occupants. Park sites shall not be located in areas prone to erosion or exposed to objectionable smoke, noise, odors, or other adverse influences.

C. Prohibited Siting. No RV spaces or park building may be located within the following areas:

1. 100-year floodplain (as determined by the Federal Emergency Management Agency).

2. Stream corridors (as defined in Article 5.130).

3. Wetlands (as determined by the Oregon Department of State Lands).

D. Park Building Setbacks. Setbacks shall be the same as the setbacks required by the zone district.

E. Spacing. RV spaces must be no less than 10’ from one another. No RV space may be located less than 10’ from neighboring property lines and 15’ from the public right-of-way.

F. Access.

1. Access to an RV park shall be from an arterial or collector street.

2. In order to facilitate ease of entry and exit, the Planning Commission may authorize a wider driveway entrance than is otherwise provided for in this Title.

3. Park access connections to public streets shall meet the requirements of Article 6.050: Access Management.

4. For RV parks of 10 or more spaces, at least two vehicular access points shall be provided. Each exit shall be no closer than 75 feet (edge to edge) from any other exit.

5. All Plan Sets must include functional turning templates/turning radii which demonstrate entry and exit into the park and spaces specifically designed to accommodate the anticipated types of RVs within the park.

G. Screening. Park perimeter screening shall meet the applicable requirements of Section 10.6.010.050: Screening—Hedges, Fences, Walls other than Retaining Walls, Berms and the following provisions; provided, however, the following provisions control in the event of any inconsistency with the requirements specified in Section 10.6.010.050:

1. Perimeter Screening Adjacent to Abutting Properties. A sight-obscuring fence, wall, evergreen hedge, or combination of screening/planting shall surround each RV park, except as specified in subsection 2 below for parks adjacent to public streets, and shall meet the following requirements:

   a. Perimeter screening shall not be place in any residential setbacks.

   b. Landscaping consistent with Article 6.010 shall be provided in the required setbacks areas, and shall be used to reinforce perimeter screening.

   c. Walls or fences shall be 6 feet in height. Evergreen hedge plantings shall be at least 6 feet in height at time of planting, and be maintained in a healthy, living condition.

2. Perimeter Screening Adjacent to Public Streets. A 6-foot high sight-obscuring screen shall be provided using fencing and vegetation and/or an earthen berm and vegetation as follows:

   a. Fencing. Any fence shall have an average 15-foot setback from the public right-of-way and shall meet the requirements of Article 6.100: Vision Clearance. Fencing closer than 15 feet to the public right-of-way shall conform to the subject zoning district's restrictions on front yard fencing. Fences and walls over 100 feet in length (of a single run) shall be designed to prevent visual monotony through use of offsets, changes of materials and textures, or landscaping.

   b. Berms. Earthen berms up to 6 feet in height may be used to comply with screening requirements. The slope of the berm may not exceed 2:1, the top of the berm shall be relatively flat, and the faces of the slope shall be planted with ground cover, shrubs, and trees.

H. Surfacing. All RV parks must be surfaced per the following standards:

1. RV spaces shall be covered with crushed gravel or paved with asphalt, concrete or similar material.

2. Non-recreational vehicle parking, internal roadways, and vehicle maneuvering areas must be paved with asphalt, concrete, or similar material.

3. All areas must be designed to provide for the control of runoff,-surface water, dust, and mud.

I. Non-Recreational Vehicle Parking Requirement. In addition to the number of parking spaces required for park administration, there shall be a minimum of 0.5 and a maximum of 1.5 parking spaces per RV space. Parking areas shall meet all of the requirements of Article 7.030: General Design Standards for Surface Parking Lots.

J. Landscaping. All areas not occupied by park buildings, streets, RV spaces, non-recreational vehicle parking spaces, outdoor patios, and common areas shall be landscaped per the provisions of Article 6.010: Landscaping. A landscape plan shall be included with the Plan Set and must include internal shade trees at a rate of 1 tree per 5 RV spaces.

K. Pedestrian Circulation. To ensure pedestrian connectivity, all RV parks must include an internal pedestrian walkway connecting to the adjacent public sidewalk. The walkway must be separated from vehicle parking and maneuvering areas by grade, different paving material, or landscaping throughout the park.

L. Utilities. All RV parks may establish and maintain a private utility system for all park utilities. Each RV space may be provided water and electrical connections; however, no sewer connections may be provided to any RV space. -RV parks must provide ADA accessible communal restroom and shower facilities. ~~No sewer connection shall be permitted to an RV space.~~

M. Lighting. Lighting sources shall be shielded, and arranged so as not to produce glare in any public right-of-way or adjacent property.

N. Refuse Collection.

1. Minimum Requirements. RV parks must provide and make available a minimum of one 30-gallon refuse container for each four RV spaces and each refuse container shall be located within 300 feet of each RV space.

2. Screening. Refuse storage facilities shall be screened by a solid wall, fence, evergreen hedge, or a combination of these methods. Screening shall be designed to screen the refuse storage area from public streets and adjacent properties.

3. Placement. All refuse collection containers shall be placed on concrete pads. Pads shall have a positive surface drainage.

~~Each RV park shall at all times keep a neat appearance. Except for the allowed vehicles, there shall be no outside storage of materials or equipment belonging to the park or to any of the guests.~~

10.12.060 ~~Length of Stay~~Park Operations

All RV parks must comply with the following operational standards:

A. Each RV park shall at all times keep an orderly appearance and remain free of litter, junk, and refuse.

B. On-site Park Host. Each RV park must provide an on-site RV park host available 24/7 for maintenance, security, and enforcement purposes. Host contact information must be conspicuously displayed throughout the park.

C. Hours. Each RV park must establish and conspicuously display operational hours and quiet hours. All RV check-in and check-out times may not occur with designated quiet hours.

D. Storage. There shall be no outside storage of materials or equipment belonging to the park or to any of the guests.

E. Noise. Noise impacts shall be consistent with Section 5.08.020.

F. External Generators. Use of external generators is prohibited.

~~The operational plan for the RV park required in LUDO Section 10.12.080: Review Criteria shall include provisions for both short-term stay (up to 30 days) and long-term stay (up to 1 year). Spaces shall be identified for each kind of stay. Stays longer than 1 year may be approved by the Planning Commission. Except for a park manager, no space may be used for permanent residency.~~

10.12.070 ~~Review Process~~Length of Stay

The RV park Operational Plan must state the total number of spaces ~~and long-term spaces (over 30 days and up to one year),~~ and clearly label each space in the Plan Set and on-site. ~~Stays longer than one year may be approved by the Planning Commission and reviewed per the provisions of Article 3.050: Conditional Use Permits.~~ No occupant may stay in any space for more than 30 days. All spaces are required to pay Transient Room Taxes for each nightly stay per the provisions of Chapter 8.04: Transient Room Tax. ~~For purposes of calculating sanitary sewer System Development Charges, short-term spaces are to be charged 1 unit per 2 spaces.~~

~~Long-term spaces (over 30 days and up to one year): No occupant may stay in any long-term space for more than one year, unless approved per the provisions of Article 3.050. For purposes of calculating sanitary sewer System Development Charges, long-term spaces are to be charged 1 unit per 1 space.~~

All RV park operators must submit to the Finance Department a monthly report of nightly stays. Report must clearly designate the total number of nightly stays ~~, long-term stays, and stays longer than one year (if previously approved),~~ and total amount of Transient Room Taxes. ~~Stays longer than one year must also include the total number of occupants at each space for annual population reporting purposes.~~ Failure to submit monthly reporting may result in the revocation of the RV park's land use approval per the provisions of Section 10.12.080.

~~Recreational vehicle parks shall be reviewed as conditional uses per the provisions of Article 3.050: Conditional Use Permits.~~

10.12.080 ~~Review Criteria~~Revocation Process

The Director may institute a proceeding before the Planning Commission to revoke an approved RV park when the Director has reasonable grounds to believe one or more of the following events have occurred or are occurring at the RV park:

A. Failure to Meet Conditions. Any conditions of approval have not or are not being met.

B. Failure to Build According to Plans. The project is not constructed in accordance with all approved plans.

C. Erroneous Information. The City issued the permit on the basis of erroneous or misleading information or a material misrepresentation.

The Director shall submit a report to the City Attorney and request them to send a notice of violation pursuant to Chapter 10.15 - Enforcement. If, in the opinion of the Director, the property owner demonstrates a good faith willingness to comply with the subject approval requirements within the time period specified in the notice of violation, then revocation procedures may be stayed; otherwise, the Director may schedule a hearing before the Planning Commission using the same notice requirements and process as the original RV park application.

~~RV park development proposals shall include two parts. First, a site plan showing all aspects of the park layout including access, roadways, number of spaces, space design, buildings, and other required features. A second site plan may be required by the Planning Commission showing features required in the conditional use permit process. Second, a written operational plan in narrative form explaining such operational aspects as park hours, landscaping and irrigation, lighting, utility connections, roadways, access to public streets, emergency contact phone numbers, and other requirements as set by the Planning Commission.~~

#

10.3.020.050 Quasi-Judicial Actions

A. Decision Types. Quasi-judicial actions include, but are not limited to, the following:

1. Site Plan Review (Article 3.030).
2. Conditional Use Permits (Article 3.050).
3. Variances (Article 3.070).
4. Nonconforming Uses (Article 3.090).
5. Home Business Permits (Article 6.020).
6. Subdivisions (Article 9.040).
7. Zone Changes (Article 3.100).

~~8. Recreational Vehicle Parks (Chapter 10.12).~~

~~9.~~8. Any public hearing of an administrative action at the request of the Commission, the Director, or the applicant, or parties of record raising legitimate criteria.

#

10.5.020.090 Exceptions to Standards

C. Setbacks.

2. Setback Averaging. (Note: Does not apply to mobile home parks ~~and recreational vehicle parks~~). The front yard setback and the garage/carport entrance setback may be reduced to the average of the respective setbacks of the abutting lots.

#

10.5.030.070 Design Standards

These design standards do not apply to manufactured dwelling parks ~~and recreational vehicle parks~~, which are instead subject to the provisions of Chapter 10.11 - Manufactured Dwelling Parks ~~and Chapter~~ 10.12 ~~- Recreational Vehicle Parks~~. All other development shall be subject to the following:

#

10.5.030.090 Exceptions to Standards

C. Setbacks.

3. Setback Averaging. (Note: Does not apply to mobile home parks, ~~and recreational vehicle parks~~). The front yard setback and the garage/carport entrance setback may be reduced to the average of the respective setbacks of the abutting lots.

-

E. Building Orientation.

1. Planned Development, Subdivisions, Mobile Home Parks, ~~, and Recreational Vehicle Parks.~~ Planned development, subdivisions, and mobile home parks ~~, and recreational vehicle parks~~ may be exempt from the building orientation requirement.

#

10.5.070.020 Permitted Uses

A. Primary Uses Permitted Outright. The following primary uses shall be subject to the provisions of Article 3.030: Site Plan Review, and all other applicable requirements of this Title and other City ordinances:

1. Agricultural sales and service, including feed and seed stores, nurseries, greenhouses, landscape supplies, and garden centers.
2. Animal sales and services (pet stores, grooming, kennels, veterinary).
3. Automobile and heavy/light equipment repair, sales and services, including rental agencies, detailing, service stations, body shops, auto painting, and machine shops, on site only except during community events.
4. Child care center, as defined in Chapter 10.2 - Definitions.
5. Contractor shops, offices, and storage areas.
6. Engineering, research and development.
7. Food services (including restaurants, cafeterias, bakeries, catering, and take-out operations).
8. Hotels and motels.
9. Laundromats and dry cleaners, including industrial operations.

10. Light manufacture, assembly, and packaging of goods or products which can be performed with minimal adverse impact on, and poses no special hazard to, the environment and the community.
11. Liquor stores, taverns, lounges and bars.
12. Manufactured home sales, including demonstration units (not to be actual dwelling units).
13. Markets and grocery stores.
14. Medical and Dental Offices, Clinics, Laboratories, and Medical Marijuana Dispensaries. An application for a medical marijuana dispensary shall also comply with the following criteria:
15. Personal care services such as barber shops and salons.
16. Printing and publishing.
17. Professional and administrative offices and services.
18. Public parks and open space (excluding spectator and participant sports facilities, which shall be processed as community facilities sites per the provisions of Section 10.5.070.030: Conditional Uses of this Article).
19. Public and private parking lots, subject to the provisions of Chapter 10.7 - Parking Standards.
20. Public and private transportation depots and terminals, passengers and freight.
21. Recreation facilities (commercial - indoor), including health and athletic clubs, bowling alleys, skating rinks, shooting ranges, movie theaters including multiplexes, and game rooms.
22. Recreational vehicle parks, subject to the provisions of Chapter 10.12 - Recreational Vehicle Parks.

~~22.~~23. Residential dwelling for security and maintenance personnel, limit 1 dwelling per site.

~~23.~~24. Retail uses, including shopping centers.

~~24.~~25. Wireless communication facilities, subject to the provisions of Article 6.140: Wireless Communication Equipment.

~~25.~~26. Warehousing, storage, and distribution of equipment, commodities and products in an enclosed area, including mini-storage facilities.

~~26.~~27. Wholesale uses.

~~27.~~28. Recreational Marijuana Facilities. An application for a retail marijuana facility shall also comply with the following criteria:

~~28.~~29. Shelter housing.

~~29.~~30. Other uses determined by the Director to be similar to the above uses.

#

10.5.070.030 Conditional Uses

The following conditional uses are allowed subject to review and approval, per the appropriate provisions of either Article 3.050: Conditional Use Permits or Article 3.060: Administrative Conditional Use Permits:

A. Community facilities sites, subject to the provisions of Article 5.100: Community Facilities Overlay District.

B. The production, processing, storage, and wholesaling of recreational marijuana, subject to the following additional provisions:

C. Planned development, subject to the provisions of Article 9.050: Planned Development.

~~D. Recreational vehicle parks, subject to the provisions of Chapter 10.12 - Recreational Vehicle Parks.~~

~~E.~~D. Wireless communication facilities, subject to the provisions of Article 6.140: Wireless Communication Equipment.

~~F.~~E. Other uses determined by the Commission to be similar to the above uses.

~~G.~~F. Adult Business. An application for an adult business shall also comply with the following criteria:

~~H.~~G. The production, processing, storage, and wholesaling of medical marijuana, including a non-personal medical marijuana grow operation, subject to the following additional provisions:

#

10.5.080.020 Permitted Uses

A. Primary Uses Permitted Outright. The following primary uses shall be processed per the provisions of Article 3.030: Site Plan Review:

1. Retail uses, excluding shopping centers. If over 15,000 square feet must get a conditional use permit.
2. Conference, visitors, and convention centers.
3. Hotels, motels, and campgrounds.
4. Light industrial (campus setting or compatible with commercial and recreational uses).
5. Recreational facilities.
6. All dwellings, as defined by this Title, so long as the ground floor is a permitted commercial use.
7. Restaurants.
8. Service and administrative offices.
9. Public and private parking lots and structures, in accordance with Chapter 10.7 - Parking Standards.

10. Public parks and open space (excluding spectator and participant sports facilities, which shall be processed as community facilities sites per the provisions Section 10.5.080.030: Conditional Uses below).
11. Recreational vehicle parks, subject to the provisions of Chapter 10.12 - Recreational Vehicle Parks.~~in accordance with Chapter 10.12 - Recreational Vehicle Parks~~.
12. Wireless communication facilities, subject to the provisions of Article 6.140: Wireless Communication Equipment.
13. Other uses determined by the Director to be similar to the above uses.

#

10.5.080.070 Exceptions to Standards

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

2. Bicycles Only.

a. Hotels~~,~~ and motels~~, and campgrounds.~~.

b. ~~Recreational vehicle parks.~~Campgrounds.

#

10.5.090.020 Permitted Uses

A. Primary Uses Permitted Outright. The following primary uses shall be subject to the provisions of Article 3.030: Site Plan Review, and all other applicable requirements of this Title and other City ordinances:

1. Auto body shops, auto painting, and machine shops.
2. Circus or like activity (limited to 4 events per year per site).
3. Feed, seed and fuel stores (excluding bulk storage of petroleum or gas, which shall be processed as a conditional use per Section 10.5.090.030: Conditional Uses of this Article) located wholly within completely enclosed buildings. Packaged materials may be stored in an enclosed yard.
4. Food production and manufacturing.
5. Food services (including restaurants, cafeterias, bakeries, catering, and take-out operations).
6. Heavy equipment sales and service, on site only.
7. Laundry and cleaning service industries.
8. Manufacturing, fabricating, processing, repair, engineering, research and development, assembly, wholesale, transfer, distribution, and storage uses (except manufacture of explosives, the slaughter of animals, and the rendering of fats).
9. Printing and publishing.
10. Public and private parking lots.

11. Public and private vehicle servicing and fueling stations.

12. Public parks and open space (excluding spectator and participant sports facilities, which shall be processed as community facilities sites per the provisions of Section 10.5.090.030: Conditional Uses of this Article).

13. Railroad yards and spurs, shipyards, and commercial docking facilities.

~~13.~~14. Recreational vehicle parks, subject to the provisions of Chapter 10.12 - Recreational Vehicle Parks.

~~14.~~15. Rock, sand, and gravel cleaning, crushing, processing, and assaying.

~~15.~~16. Rodeo grounds.

~~16.~~17. Storage and maintenance yards.

~~17.~~18. Transportation facilities.

~~18.~~19. Truck stop facility, including incidental community uses, such as restaurant, fuel, and shower facilities.

~~19.~~20. Veterinary services, kennels, and fish hatcheries.

~~20.~~21. Warehouses.

~~21.~~22. Wireless communication facilities, subject to the provisions of Article 6.140: Wireless Communication Equipment.

~~22.~~23. Other uses determined by the Director to be similar to the above uses.

#

10.5.090.060 Exceptions to Standards

A. 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.

~~2. Bicycles Only. Recreational vehicle parks.~~

#

10.7.060.010 Minimum and Maximum Off-Street Parking Requirements

Use Type	Auto Parking		Bicycle Parking
	Minimum	Maximum	
COMMERCIAL			
Recreational Vehicle Parks (auto vehicle parking; RV park buildings shall be calculated per use type)	0.5 space/RV space	1.5 spaces/RV space	None

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CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

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

RESOLUTION NO. PC 620-23

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 109-23 TO CHANGE SECTIONS OF THE DALLES MUNICIPAL CODE CHAPTER 10.12 (*RECREATIONAL VEHICLE PARKS*)

WHEREAS, since 2016, the Community Development Department has approved four RV parks within the City's planning jurisdiction, three of which were approved since 2022 and three of which are located within residential zoning districts;

WHEREAS, on January 5, 2023, following a series of robust and productive public hearings for the three most recent park approvals, the Planning Commission directed the Community Development Department to prepare amendments to TDMC Chapter 10.12 (*Recreational Vehicle Parks*) to revise RV park regulations;

WHEREAS, at its July 20, 2023, regular meeting, the Planning Commission conducted a noticed public hearing to take public testimony on the proposed Zoning Ordinance Amendment 109-23 and directed Staff to amend the City's standards to restrict RVs from being dwellings and instead review them as a commercial use;

WHEREAS, at its November 16, 2023, regular meeting, the Planning Commission conducted another noticed public hearing to take public testimony on those proposed amendments to Zoning Ordinance Amendment 109-23; and

WHEREAS, the Planning Commission has considered the public testimony and reviewed the proposed amendments set forth in Zoning Ordinance Amendment 109-23 and, based upon the proposed findings of fact and conclusions of law in the staff report, testimony presented during the hearing (incorporated herein by this reference), and all other substantial evidence reflected in the record, the Planning Commission voted to recommend the amendments be forwarded to the City Council for its review and adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission recommends the proposed Zoning Ordinance Amendment 109-23, attached to and made part of this Resolution as Exhibit "**B**", be approved and forwarded to City Council for its review and adoption.

Section 2. This Resolution shall be effective upon its passage and approval.

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Section 3. The Secretary of the Planning Commission shall certify to the adoption of the Resolution and transmit a copy of the Resolution to the Applicant.

APPROVED AND ADOPTED THIS 16TH DAY OF NOVEMBER, 2023.

DocuSigned by:
Cody Cornett
3E404169686E460...

, Chair
Planning Commission

I, Joshua Chandler, Community Development Director for the City of The Dalles, hereby certify the foregoing was duly moved and adopted at a regular meeting of the Planning Commission held on the 16th day of November, 2023.

AYES: Cornett, Mascher, Peña, Portela

NAYS: _____

ABSENT: Case, Grant, Poppoff

ABSTAIN: _____

ATTEST: _____
Joshua Chandler, Director
Community Development Department

CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481
FAX (541) 296-6906

AGENDA STAFF REPORT

AGENDA LOCATION: Item # 11A

MEETING DATE: January 8, 2024

TO: Honorable Mayor and City Council

FROM: Dave Anderson, Public Works Director

ISSUE: Authorization to Purchase Emergency Back-up Generators for City Water System

BACKGROUND: The City has been notified that it may be awarded a Hazard Mitigation Grant from the Oregon Office of Emergency Management to assist in the purchase of emergency back-up generators for five of its water supply and distributions systems. These funds are allocated to states to distribute by the Federal Emergency Management Agency (FEMA). The City applied for this grant nearly three years ago but program delays resulted in a preliminary award finally being announced in December 2023. The City needs to now demonstrate a commitment of funds for the project for the award to be finalized.

The City has emergency back-up generators at its water and wastewater treatment plants, most of its sewer lift stations, and at other critical facilities like City Hall, Public Works Offices, and the State Office Building. However, until now, there have been no back-up power systems for any of the City's three groundwater wells or at two of its three water pump stations. The lack of back-up power systems at these facilities makes the City's water system and its ability supply water to residents without interruption vulnerable to power outages. City staff had previously worked to include the addition of emergency back-up generators to all of the City's water systems as a project identified in the Wasco County Natural Hazard Mitigation Plan (NHMP); a project's inclusion in a NHMP is a requirement to receive this funding.

The program has been amended at least three times since staff submitted the original application in 2021. Initially, the program was to provide 75% funding and required a 25% match. It then changed to be a 90%/10% for a brief time. Now, at the time of award, staff has been told the program will provide 63% funding and require a 37% match. The costs of purchasing generators have increased by an estimated 50% since the original application was submitted; the City was allowed to update its funding request in recognition of the price increases.

The project is now estimated to cost a total of $842,277 to purchase and install five emergency back-up generators at City wells and pump stations; of that total, the purchase price of the generators and associated equipment is estimated to be $637,527. The grant will provide $530,635 and the City will need to provide $311,642 from the Water Reserve Fund as match. The 2023/24 City budget includes the receipt of this grant at $470,857 while the actual award will be $530,635, which is $59,778 more than budgeted. The cost of the project was budgeted at $627,810; the actual cost is now estimated to be $214,467 more than was budgeted for this project. As mentioned, the increase in project costs is related to the increases in the purchase price of the generators. The additional cost of the project can be covered by using some of the $1,250,000 currently budgeted for the FY2024/25 or 2025/26 repainting of the Garrison Reservoir; the additional costs may also be mitigated with the future adoption of a supplemental budget.

BUDGET ALLOCATION: If the funds are committed, the City will be eligible to receive a Hazard Mitigation Grant in the amount of $530,635 into Fund 53, the Water Reserve Fund. Budget Line 053-5300-000.75-10 allocates $627,810 to be spent for this project. The actual project cost is now estimated to be $842,277, which is $214,467 more than budgeted. The additional costs can be covered by utilizing funds being saved for the future repainting of the Garrison Reservoir. With that reallocation, there are adequate funds available for this project.

ALTERNATIVES:

1. Staff Recommendation: ***Move to authorize expenditure of funds for the purchase and installation of five emergency back-up generators for the City water system in an amount not to exceed $842,277.00, contingent upon the award of a Hazard Mitigation Grant in the amount of $530,635.***

2. Deny authorization to purchase emergency back-up generators for the City water system using a Hazard Mitigation Grant.

CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481
FAX (541) 296-6906

AGENDA STAFF REPORT

AGENDA LOCATION: Item # 12A

MEETING DATE: January 8, 2024

TO: Honorable Mayor and City Council

FROM: Jonathan Kara, City Attorney

ISSUE: Adopting Resolution No. 24-001, a resolution amending the City Fee Schedule (effective January 9, 2024)

BACKGROUND: The City Fee Schedule was established in 2001 and provides both the City and the public with a catalog of charges for the City's provision of municipal services. The City typically reviews and revises the City Fee Schedule on an annual basis to reflect increases to the City's costs for its provision of services, and the most recent update occurred January 24, 2023.

A marked-up copy of the proposed City Fee Schedule (effective **January 9, 2024**) is attached to and made part of the proposed Resolution No. 24-001 as Exhibit "**A**". If Council adopts this Resolution, the adopted City Fee Schedule will only contain the final adopted fees (and not the 2023 fees included in the attached for your convenience).

All City Department Managers reviewed the current City Fee Schedule and the following Departments propose the following amendments, only:

Police Department

- Increase the one-time clerical fee associated with providing officer-worn body camera footage requested through the Oregon Public Records Law from *$50.00* to **$100.00**.

    - ***Note***: The City is required by Oregon law to redact all body camera footage so as to render the faces of all persons appearing in that footage as unidentifiable. The City contracts with a secure third-party vendor for video redacting services. This recommended change supports staff efforts to remain compliant with state law here.

- Add a new line item indicating staff time connected with responding to a public records request for body camera footage is still billed at the set rate of **$25.00/hour**. This addition is not a new fee but is recommended for additional public transparency.

Finance Department

- Increase account set-up transaction fee from *$20.00* to **$25.00**.

- Increase delinquency processing fee for accounts in arrears from *$20.00* to **$25.00** to support staff's additional efforts of handling payment collection.

- Add a new **$30.00** fee for searching the City's lien docket.

- Increasing the annual commercial resale license fee from *$25.00* to **$30.00**.

Public Works Department

- Removing the access fee of *$78.95* completely for those who fill water from directly from the Public Works fill station – instead, the Public Works Department highly recommends shifting to a per gallon rate. Currently, in addition to that access fee, water is billed at *$3.61 per 1,000 gallons*. The recommended change is to remove the access fee and instead bill at **$0.25 per gallon**.

Community Development Department

- Removing the quasi-judicial action appeal fee of *$500.00* and replacing it with two separate fees consistent with Oregon law:

    - Add a new "permit" appeal fee of **$250.00**. For context: the term "permit" is defined differently in the City's Land Use and Development Ordinance than it is in Oregon statutes. Oregon law is clear that the City is limited to charging a $250.00 fee for "permit" appeals.

    - Add a new non-"permit" appeal fee of **$1,000.00**. Land use appeals are rare yet often result in significant added costs to the City, including administrative overhead and additional contract expenses. The Community Development Department highlight recommends this increase. *Note*: TDMC 10.3.020.080(I) authorizes the City Council to consider appellant-submitted refund requests of the appeal fee upon the City Manager's recommendation.

- Remove the *$1,000.00* exclusive negotiation agreement/disposition and development agreement deposit fee, which is a fee charged by the Columbia Gateway Urban Renewal Agency (not the City).

- Clarify a point of confusion for both City staff and applicants pursuing site team review: staff recommends the **$100.00** site team discussion fee be fully due and owed prior to or contemporaneous with the site team meeting (as opposed to when an application is submitted, which could be 180 days later).

- Add a new **$500.00** fee for Community Development Director's Interpretation, as authorized by TDMC 10.1.090(B). That fee is based on the fee charged by the City of Hood River for the identical service.

Oregon law (ORS 294.160(1)) requires the City provide an opportunity for interested persons to comment on the City's enactment of any resolution prescribing a new fee or a fee increase or an increase in the rate or other manner in which the amount of a fee is determined or calculated: while this Action Item is not a public hearing, best practices suggest the Mayor ask the audience for comment on this proposed Resolution before Council considers adoption.

BUDGET IMPLICATIONS: The City should receive a commensurate increase in revenue to the General Fund if the amended fees are implemented.

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** ***Move to adopt Resolution No. 24-001, a resolution amending the City Fee Schedule (effective January 9, 2024).***

2. Move to adopt a modified Resolution No. 24-001 and provide Staff direction on any amendments.

3. Decline formal action and provide Staff additional direction.

RESOLUTION NO. 24-001

A RESOLUTION AMENDING THE CITY FEE SCHEDULE (EFFECTIVE JANUARY 9, 2024)

WHEREAS, on November 26, 2001, the City Council adopted Resolution No. 01-030 to establish the City Fee Schedule;

WHEREAS, the City amends the City Fee Schedule from time to time, typically yearly, to reflect increases to the City's costs for its provision of services, most recently on January 24, 2023;

WHEREAS, consistent with ORS 294.160(1), at its January 8, 2024, regular meeting, the City Council provided an opportunity for interested persons to comment upon the enactment of this Resolution; and

WHEREAS, after considering the Staff Report and any public comment, the City Council believes it is in the best interest of the City to adopt an amended City Fee Schedule.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF THE DALLES RESOLVES AS FOLLOWS:

1. Amended Fee Schedule. The City Council approves the City Fee Schedule (Effective January 9, 2024) attached to and made part of this Resolution as Exhibit "**A**".

2. Effective Date. This Resolution shall be effective upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF JANUARY, 2024,

Voting **Yes** Councilors: _____
Voting **No** Councilors: _____
Abstaining Councilors: _____
Absent Councilors: _____

AND APPROVED BY THE MAYOR THIS 8TH DAY OF JANUARY, 2024.

_____
Richard A. Mays, Mayor

ATTEST:

_____
Amie Ell, City Clerk

p		
	CURRENT	PROPOSED
POLICE DEPARTMENT		
Report Search & copy	$ 5.00	$ 5.00
Burglary Alarm Permit (annual fee)	$ 20.00	$ 20.00
Robbery Alarm Permit (annual fee)	$ 20.00	$ 20.00
Copies of digital images provided in digital format (per incident)	$ 5.00	$ 5.00
Certified Copies (each true copy)	$ 5.00	$ 5.00
Video/Audio of body camera footage – one time clerical fee per incident	$ 50.00	$ 100.00
Video/Audio of body camera footage – staff time.		$25.00/hr
Redaction fee – if sent out to Contractor additional fees will apply.		
LIBRARY		
Overdue materials fee - juvenile, per day	$ 0.05	$ 0.05
Overdue materials fee - juvenile, maximum	$ 0.50	$ 0.50
Overdue materials fee - adult, per day	$ 0.10	$ 0.10
Overdue materials fee - adult, maximum	$ 1.00	$ 1.00
Interlibrary Loan	$ 1.00	$ 1.00
Non-resident borrowing privilege (annual fee)* *Residents of Fort Vancouver Library District	$ 25.00	$ 25.00
Non-resident borrowing privilege (annual fee)** **Non-residents of Special Library District (the Wasco County Library Service District) or the Sage Library System	$ 75.00	$ 75.00
FINANCE DEPARTMENT		
Transaction fee (when account is set up)	$ 20.00	$ 25.00
Delinquency Processing Fee (door hanger)	$ 20.00	$ 25.00
After hours call out fee (for overtime)	$ 20.00	$ 20.00
Non-sufficient funds check fee	$ 30.00	$ 30.00
Lien Search		$ 30.00
Animal License Fee	$ 25.00	$ 25.00
Commercial Resale License (annual fee)	$ 25.00	$ 30.00
Investigation Fee	$ 10.00	$ 10.00
UTILITIES		
Industrial Pretreatment Fees:		
Initial permit application fee	$ 1,000.00	$ 1,000.00
Renewal of permit	$ 500.00	$ 500.00
Annual permit fee:		
SIU (Significant Industrial User)	$ 500.00	$ 500.00
Non-SIU	$ 335.00	$ 335.00
Annual monitoring fee		
Monthly fees for Industrial User (IU) under Pretreatment Program:		
Volume charge: one sewer unit per 10,000 gallons of discharge.		
Strength surcharges:		
BOD greater than 200 mg/L, per pound BOD	$ 0.50	$ 0.50

TSS greater than 200 mg/L, per pound TSS	$ 0.25	$ 0.25
Discharge fees for batch discharges by permit under Pretreatment Program:		
One time discharger (per gallon/minimum $250.00)	$ 0.05	$ 0.05
Batch basis discharger (per gallon)	$ 0.05	$ 0.05
Residential Water Rates (Monthly Fixed Charge):		
Meter size 0.75" (volume $1.68 per 1,000 gallons over 10,000 gallons per month	$ 55.30	$ 55.30
Meter size 1" (volume $1.68 per 1,000 gallons over 10,000 gallons per month	$ 55.30	$ 55.30
UTILITIES, Continued		
Meter size 1.5" (volume $1.68 per 1,000 gallons over 10,000 gallons per month	$ 66.36	$ 66.36
Meter size 2" (volume $1.68 per 1,000 gallons over 10,000 gallons per month	$ 84.06	$ 84.06
Meter size 3" (volume $1.68 per 1,000 gallons over 10,000 gallons per month	$ 121.68	$ 121.68
Commercial Water Rates (Monthly Fixed Charge):		
Meter size 0.75" (volume $3.61 per 1,000 gallons over 5,000 gallons per month)	$ 44.56	$ 44.56
Meter size 1" (volume $3.61 per 1,000 gallons over 5,000 gallons per month)	$ 50.30	$ 50.30
Meter size 1.5" (volume $3.61 per 1,000 gallons over 5,000 gallons per month)	$ 61.56	$ 61.56
Meter size 2" (volume $3.61 per 1,000 gallons over 5,000 gallons per month)	$ 78.95	$ 78.95
Meter size 2.5" (volume $3.61 per 1,000 gallons over 5,000 gallons per month)	$ 101.85	$ 101.85
Meter size 3" (volume $3.61 per 1,000 gallons over 5,000 gallons per month)	$ 119.00	$ 119.00
Meter size 4" (volume $3.61 per 1,000 gallons over 5,000 gallons per month)	$ 181.93	$ 181.93
Meter size 6" (volume $3.61 per 1,000 gallons over 5,000 gallons per month)	$ 325.06	$ 325.06
Meter size 8" (volume $3.61 per 1,000 gallons over 5,000 gallons per month)	$ 518.67	$ 518.67
Meter size 10" (volume $3.61 per 1,000 gallons over 5,000 gallons per month)	$ 763.17	$ 763.17
Meter size 12" (volume $3.61 per 1,000 gallons over 5,000 gallons per month)	$ 1,056.71	$ 1,056.71
Outside city limits WATER RATES ONLY (residential and commercial) are charged 1.5 times the applicable rates, in lieu of debt service property taxes collected inside the City for bonded water system improvements		
Sewer Fees:		
Inside city limits (per unit, per month)	$ 46.32	$ 46.32

Outside city limits (per unit, per month)	$ 78.74	$ 78.74
Systems Development Fees (water):		
Application (per unit)	$ 2,317.00	$ 2,317.00
Water Unit Calculations		
.75" service or meter = 1 unit		
1" service or meter = 2 units		
1.5" service or meter = 4 units		
2" service or meter = 7 units		
3" service or meter = 14 units		
UTILITIES, Continued		
4" service or meter = 25 units		
6" service or meter = 50 units		
8" service or meter = 80 units		
10" service or meter = 122 units		
12" service or meter = 172 units		
Systems Development Fees (sewer):		
Application fee (per unit)	$ 1,789.00	$ 1,789.00
Sanitary Sewer Unit Calculations		
Residential Dwelling = 1 unit		
Multiple Family Dwelling = 1 unit per residential dwelling		
Motor Courts, Motels, Hotels = 1 unit per 2 rental rooms		
Recreational Camping Parks = 1 unit per 2 spaces		
Schools:		
High & Middle Schools = 1 unit per 15 students		
Elementary Schools = 1 unit per 20 students		
Restaurants, Cafes, Coffee Shops open more than 60 hrs/wk = 1 unit per 10 seats Restaurants, Cafes, Coffee Shops open 60 hrs/wk or less = 1 unit per 20 seats (Banquet rooms are not to be included in the counting of seats)		
Taverns, Lounges = 1 unit per 10 seat capacity		
Hospitals:		
With Laundry Facilities = 1 unit per bed		
Without Laundry Facilities = 1 unit per 2 beds		
Rest Homes = 1 unit per 2 beds		
Commercial = 1 unit per 9 or less employees		
Laundromats = 1 unit per 2 machines		
Theaters = 1 unit per 100 seat capacity		
Churches = 1 unit per 100 seat capacity		
Auto Service Stations = 1 unit per 9 employees		
Commercial car washes = 1 unit per 10,000 gallons per month		
UTILITIES, Continued		
Medical, Veterinary = 1 unit per 10,000 gallons per month or 1 unit per 2 exam rooms		
Prison, Jails = 0.5 unit per bed		
Industrial, Domestic Strength = 1 unit per 10,000 gallons per month		

System Development Fees: (storm water) (Rate multiplied by the number of Equivalent Residential Units)	$ 342.00	$ 342.00
Storm Water Fee: (Monthly rate per Equivalent Residential Unit)	$ 2.00	$ 2.00
Storm Water Equivalent Residential Unit Calculations		
Single family residential unit = 1 ERU		
Property other than a single family residential unit = 1 ERU per 3,000 feet of impervious surface		
Mobile Home Park = 1 ERU per space		
Multiple family building or facility = 1 ERU per multiple family unit on property		
Contractor Water - From Hydrant Meter:		
Hydrant meter placement/removal	$ 60.00	$ 60.00
Hydrant meter with backflow device - Placement/testing/removal	$ 85.00	$ 85.00
Hydrant meter with backflow device - Move and retest	$ 85.00	$ 85.00
Hydrant meter fee: (Not prorated; provide 24 hours' notice for removal)		
3" meter on 2½" hydrant port: Up to two days	$ 35.00	$ 35.00
Weekly rate	$ 75.00	$ 75.00
¾" meter on 2½" hydrant port: Up to two days	$ 25.00	$ 25.00
Weekly rate	$ 55.00	$ 55.00
Water Usage - At commercial volume rate per 1000 gallons (No gallonage included)	$ 3.61	$ 3.61
Loss or damage		
Contractor Water - From Public Works Department fill station:		
~~Fill Station Access Fee - At 2" commercial meter rate per calendar month~~	~~$ 78.95~~	~~$ -~~
UTILITIES, Continued		
Water Usage - At commercial volume rate ~~per 1000 gallons (No gallonage included)~~ per gallon	$3.61 per 1000 gallons	$0.25 per gallon
Loss or Damage		
PUBLIC WORKS		
Application Fee for Reimbursement District (actual fee calculated at 5% of project value with no minimum fee)	$ 10,000.00	$ 10,000.00
Banner Permit	$ 25.00	$ 25.00
Sidewalk/Street Closure Permits:		
Application Fee	$ 10.00	$ 10.00
Expediting Fee (when application is turned in less than 5 days prior to event)	$ 25.00	$ 25.00
Deployment Fee (on for-profit events which require the use of city signs and barricades that staff deliver to event location)	$ 50.00	$ 50.00
Document Fees:		
Aerial copies (11"x17", per page)	$ 25.00	$ 25.00
Blue line/large format copies (per square foot)	$ 0.50	$ 0.50
Development standards, hardcopy	$ 25.00	$ 25.00

Development standards, electronic copy	$ 15.00	$ 15.00
Large maps/drawings (per square foot)	$ 0.50	$ 0.50
Wicks Treatment Plant Lab Fees:		
Turbidity	$ 16.00	$ 16.00
pH (certified)	$ 20.00	$ 20.00
Alkalinity	$ 20.00	$ 20.00
Aluminum	$ 24.00	$ 24.00
Calcium	$ 16.00	$ 16.00
Copper	$ 16.00	$ 16.00
Fluoride	$ 32.00	$ 32.00
Hardness	$ 24.00	$ 24.00
Iron	$ 16.00	$ 16.00
Lead	$ 16.00	$ 16.00
Manganese	$ 24.00	$ 24.00
Phosphate - Ortho	$ 24.00	$ 24.00
Phosphate - Total	$ 36.00	$ 36.00
Silica	$ 32.00	$ 32.00
PUBLIC WORKS, Continued		
Sulfate	$ 32.00	$ 32.00
Certified Bio-Lab Tests		
Total Coliform/E. coli by CF Method	$ 30.00	$ 30.00
Total Coliform/*E. coli* by CF-Quanti-Tray Method	$ 50.00	$ 50.00
Nitrate	$ 30.00	$ 30.00
Adjustment - Administrative	$ 60.00	$ 60.00
Adjustment - Quasi	$ 235.00	$ 235.00
Single Family Residential Water Meter Installation Charges		
¾ inch Residential Water Service	$ 2,100.00	$ 2,100.00
4 inch Residential Sewer Service	$ 1,903.00	$ 1,903.00
PLANNING DEPARTMENT		
Adjustment – Administrative Action	$ 80.00	$ 80.00
Adjustment – Quasi-Judicial Action	$ 310.00	$ 310.00
Annexation	$ 375.00	$ 375.00
~~Appeal – Quasi-Judicial Action~~	~~$ 500.00~~	
Appeal - "Permits" (as defined by ORS 227.160(2))		$ 250.00
Appeal - Non-"permits" (as defined by ORS 227.160(2))	$ 500.00	$ 1,000.00
Building Permit - Major	$ 140.00	$ 140.00
Building Permit - Minor	$ 40.00	$ 40.00
*Comprehensive Plan Amendment – Quasi-Judicial Action	$ 590.00	$ 590.00
*Comprehensive Plan/Zone Change – Quasi-Judicial Action	$ 1,015.00	$ 1,015.00
*Conditional Use Permit	$ 550.00	$ 550.00
~~Exclusive Negotiation Agreement/Disposition & Development Agreement – review and preparation (deposit fee)~~	~~$ 1,000.00~~	
Historical Review – Quasi-Judicial Action	$ 85.00	$ 85.00
Home Occupation Permit	$ 85.00	$ 85.00
*Major Partition	$ 500.00	$ 500.00
*Minor Partition	$ 330.00	$ 330.00

Laydown Yard	$ 40.00	$ 40.00
Mobile Food Vendor License:		
PLANNING DEPARTMENT, Continued		
Investigation Fee (applied toward cost of license fee)	$ 20.00	$ 20.00
Type 1: Initial license valid for 30 days	$ 30.00	$ 30.00
Initial 30-day extension **Up to five 30-day extensions @$25.00 per extension are allowed for a total Extension period of 180 days**	$ 25.00	$ 25.00
Type II: Initial license valid for 12 months	$ 150.00	$ 150.00
One additional extension for 12 months	$ 130.00	$ 130.00
Type III: Site Plan Review Fee ***Applicants for mobile food vendor license who obtain verification of providing at least two healthy food items on their menu are entitled to a 15% reduction in their license fee.**	$ 440.00	$ 440.00
*Mobile Home Park	$ 590.00	$ 590.00
Non-conforming Use – Administrative Action	$ 80.00	$ 80.00
Non-conforming Use – Quasi-Judicial Action	$ 310.00	$ 310.00
Physical Constraints Permit	$ 30.00	$ 30.00
*Planned Unit Development	$ 630.00	$ 630.00
System Development Charges: (transportation) Calculated using Discounted Transportation SDC per Unit of Development, as shown in Table 10 attached as Exhibit "A"		
Property Line Adjustment	$ 85.00	$ 85.00
Proposed Change of Use	$ 50.00	$ 50.00
Sidewalk/Approach Permit	$ 20.00	$ 20.00
Sign - Sidewalk Signboard Permit (one-time fee)	$ 20.00	$ 20.00
Sidewalk Signboard Impound Redemption Fee (1st violation)	$ 15.00	$ 15.00
Sidewalk Signboard Impound Redemption Fee (2nd violation)	$ 65.00	$ 65.00
Sidewalk Signboard Impound Redemption Fee (3rd & subsequent violations)	$ 130.00	$ 130.00
Sign - Flush Mount	$ 40.00	$ 40.00
Sign - Freestanding under 8'	$ 85.00	$ 85.00
Sign - Freestanding over 8'	$ 120.00	$ 120.00
Sign - over 250 square feet	$ 205.00	$ 205.00
*Site Plan Review	$ 440.00	$ 440.00
PLANNING DEPARTMENT, Continued		
*Subdivision	$ 630.00	$ 630.00
Transient Merchant License:		
Investigation Fee (applied toward cost of license fee)	$ 20.00	$ 20.00
License Fee (6 months or less)	$ 50.00	$ 50.00
License Fee (one six-month extension)	$ 50.00	$ 50.00
Utility Verification	$ 15.00	$ 15.00
Vacation (Street)	$ 500.00	$ 500.00
*Variance	$ 500.00	$ 500.00
*Zone Change – Quasi-Judicial Action	$ 570.00	$ 570.00

***Requires Site Team Discussion ~~– Applicant is required to pay one-half of the application fee as a deposit. Applicant will receive credit for the deposit fee paid if a formal application is submitted within 180 days of the Site Team meeting.~~**		$ 100.00
Community Development Director's Interpretation (TDMC 10.1.090)		**$ 500.00**
Short Term Rental (STR) License:		
1 bedroom/studio	$ 75.00	$ 75.00
2 bedroom	$ 150.00	$ 150.00
3 bedroom	$ 225.00	$ 225.00
4 plus bedroom	$ 300.00	$ 300.00
Document Fees:		
Comprehensive Plan	$ 20.00	$ 20.00
Comprehensive Plan Map	$ 10.00	$ 10.00
Geologic Hazard Study	$ 20.00	$ 20.00
Zoning Ordinance (LUDO)	$ 20.00	$ 20.00
Zoning Map	$ 10.00	$ 10.00
Copies 8 ½ X 11 and 11 X 17	$0.25/pg	$0.25/pg
Color copies	$ 3.00	$ 3.00
Large Copies	$ 5.00	$ 5.00
ADMINISTRATIVE FEES		
Photocopy Fees: Per page (less than 50 pages)	$ 0.25	$ 0.25
Document (between 50 and 100 pages)	$ 15.00	$ 15.00
Document (over 100 pages)	$ 25.00	$ 25.00
Ordinances, maps, odd size documents, filling public records requests that do not fit in another category, including research time, supervision, etc.	$25.00 per hour	$25.00 per hour
Liquor Licenses: (OLCC)		
New Outlet	$ 100.00	$ 100.00
Change in Ownership/Privilege	$ 75.00	$ 75.00
Annual Renewals	$ 35.00	$ 35.00
Tape recording of a proceeding or meeting	$ 10.00	$ 10.00
Lewis & Clark Festival Park:		
User Fee up to 6 hours	$ 100.00	$ 100.00
User Fee 6 to 12 hours	$ 150.00	$ 150.00
User Fee multi-day events (up to 6 days - includes set up & tear down)	$ 500.00	$ 500.00
Security Deposit (refundable) up to 12 hours	$ 100.00	$ 100.00
Security Deposit (refundable) multi-day events	$ 200.00	$ 200.00
Commercial Dock:		
User Fee	$ 250.00	$ 250.00