



CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, August 18, 2005

City Hall Council Chambers

313 Court Streets

The Dalles, OR 97058

Conducted in a handicap accessible room

CALL TO ORDER:

Chair Lavier called the meeting of The Dalles Planning Commission to order at 6:30 P.M.

ROLL CALL:

Present: Bruce Lavier, Mark Poppoff, Dean Wilcox, Jean Thomas, Ted Bryant, Jo Ann Wixon (6:31), and Ron Ahlberg

Absent: None

Staff: Gene Parker, City Attorney, Dick Gassman, Senior Planner, Dawn Hert, Associate Planner, and Denise Ball, Admin. Secretary

AGENDA:

Bryant moved to approve the agenda and submitted and Wilcox seconded. The motion carried unanimously.

MINUTES:

Lavier asked if there were any corrections or comments for the minutes of August 4, 2005. Bryant felt a comment about zoning was attributed to him and should have been Ahlberg. City Attorney Parker said he thought Senior Planner Gassman might have made the comment. Lavier asked if it really made any difference who made the zoning comment and Parker said it did not. Thomas moved to approve the minutes as discussed and Wilcox seconded. The motion carried with Wilcox, Thomas, Bryant, Wixon and Ahlberg voting for; Lavier and Poppoff abstaining.

PUBLIC COMMENT:

None.

ACTION ITEM:

Master Sign Program for The Dalles Retail Center ~ Walgreens – Associate Planner Hert presented the Staff Report. Hert pointed out the Special Districts section of the Sign Ordinance. Hert said the Planning Commission is being asked to look at the applicants plan and make a recommendation to City Council.

Scott Blair, Blair Sign Programs, spoke about the proposed Special Sign District. Blair gave an explanation of common signs and an overview of the proposal and the advantages of the master sign program. Blair used large drawings to demonstrate location, size, and appearance of the signs in his

proposal. His master sign program is designed to follow the theme and architecture of the structures proposed for the Walgreens Retail Center.

Blair asked if the Commissioners had any questions.

Thomas asked if forty foot high is a standard pylon and how does it compare to Safeway's sign. Blair said forty foot complies with the City ordinance and industry standards show that it is just adequate to be seen at the freeway reading distances required for the project.

Poppoff asked why there couldn't be two twenty-five foot signs instead of one twenty-five foot and one forty foot sign. Blair explained that the target traffic is different for the two signs. The smaller sign is for local traffic at a slower speed. The taller sign is for freeway traffic. Poppoff said he hates to see a whole forest of signs going up and went on to say that in some circles this type of sign is referred to as "litter on a stick".

Ahlberg asked why there is no sign at the Sixth Street entrance location. Blair said he feels the signage he has proposed will benefit the shops to the rear of the development.

Bryant asked about the Columbia River Bank development. Blair said some of his signage panels for the retail center would be dedicated to both the bank and the proposed restaurant.

Wixon said this proposal has a nice, clean look.

Ahlberg asked if a sign could be placed at the Sixth Street entrance at a later date. Blair said the last section of the Master Sign Program allows for exceptions and further review.

Thomas moved to approve the Special District and recommend that the City Council adopt the Special District and designate the District as one of special control. Ahlberg seconded the motion. Chair Lavier asked for discussion.

Wilcox said he feels the Columbia River Bank facility should be a part of the special district also.

Hert said the Bank can become a part of the Special District but will not be required to do so.

Thomas said she believes that Columbia River Bank can be trusted to do something decent with its own signs.

Thomas called for the question and the motion carried unanimously.

PUBLIC HEARING – QUASI JUDICIAL:

1. Continuance of Zoning Ordinance Amendment 70-05 and Comprehensive Plan

Amendment 30-05. Barbara Bailey and the City of The Dalles are making application to change the zoning and amend the Comprehensive Plan map of the City of The Dalles for a parcel located at 702 W. 6th Street and further described as 1N 13E 4 AB tax lot 2200. This Zoning change will remove the General Commercial zone and replace it with Residential High/Medium Density. The change in authorized uses is from commercial to residential.

City Ordinance 98-1222 includes a comprehensive list of specific use types. Review criteria

for this zone is contained in City Ordinance 98-1222.

Chair Lavier read the rules for conducting a public hearing. He asked the Commissioners if they had any bias, conflict of interest, or ex-parte contact to declare. Thomas, Poppoff and Bryant said they had visited the site. The Commissioners said it would not affect their decision.

Lavier declared the public hearing open and asked for the Staff Report. Gassman presented the Staff Report. He explained that the City is also the co-applicant and the Staff Report is also testimony in favor of the application. Gassman said he would be happy to answer questions from the Commission.

Bryant asked who owns the bridge abutting the property. Gassman said the City owns the Bridge.

Ahlberg clarified that this property has the road on it that accesses the Bridge. Gassman and Parker said yes. Ahlberg said he is concerned about the bridge, as it appears some of it is on the subject property. Gassman said the City will maintain ownership of the bridge and will maintain access to the bridge.

Gassman informed the Commission that one letter had been received from Mr. Backstrand, 608 W. 6th Street. Gassman provided a copy of the letter to the Commissioners.

Proponents: None

Opponents: None

Rebuttal: None

Bryant asked what sketch Mr. Backstrand is referring to in his letter. Gassman said he did not speak with Mr. Backstrand but he believes it is a preliminary drawing the applicant had prepared regarding the proposed development.

Ahlberg asked if the Backstrand letter would be considered pro, con, or neutral. The Commissioners briefly discussed the comments in the letter.

Wixon moved that the Planning Commission recommend to the City Council the approval of Zoning Ordinance Amendment 70-05 and Comprehensive Plan Amendment 30-05. Poppoff seconded the motion and it carried unanimously.

2. Conditional Use Permit No. 134-05 of New Cingular Wireless to construct a new 150-foot high telecommunications tower on leased property owned by Oregon Cherry Growers at 801 W. 1st Street that is zoned Industrial. The property is further described as 2N 13E 33D tax lot 1000.

There were no new audience members so Lavier did not repeat the rules for a public hearing. He asked the Commissioners if they had any ex-parte contact, bias, or conflict of interest to declare. Bryant said he had visited the site and spoke with some Cherry Growers employees but it would not affect his decision. There was no challenge from the audience. Lavier declared the public hearing open and asked for the Staff Report.

Gassman presented the Staff Report. He explained that the reason this is a Conditional Use Permit application is due to the 150' height of the proposed tower. There is provision for other users to utilize the monopole tower. The proposed location on W. 1st Street in an industrial area will mitigate the visual impact. Gassman asked the Commission if they had any questions.

Lavier asked the height on the metal power poles that Wasco PUD installed last year. No one was exactly sure of the height. Lavier pointed out that PUD got a lot of negative response when the shiny metal towers were installed.

Thomas pointed out that a lot of those towers are in residential areas or busy commercial areas.

Thomas asked how close the tower is the Rock Fort site. Gassman said the applicant did contact Historic Landmarks and received no negative comments.

Bryant asked how tall St. Peters spire is and Poppoff said it is around 200 feet. Bryant asked if the tower would be free standing and Gassman said it would. The Commissioner's voiced concern about the tower falling over and what would be in its way. Gassman said it would remain within the property unless it fell toward the river.

Proponents: Ron Fowler, Consultant for the applicant, New Cingular Wireless, spoke in favor of the application. Fowler explained that Cingular bought out AT&T Wireless about a year ago. There has been no upgrade in telecommunications in this area for the company since 1990. The 150' tower is needed due to the amphitheater like geology of the area. A tower up on the bluff would actually overshoot The Dalles area, as this is a line of sight technology. The tower will allow for other providers to utilize it. The tower will be not be lit, which is not required unless it is over 200 feet. FAA may want a solid red reflector at the top of the tower. Fowler explained that the tower is actually a sectioned monopole with each 30 to 40 foot section slipping over the top of the previous section. If the tower fails, it jackstraws, or falls on the joint. Fowler only knows of one tower that has fallen due to a faulty flange plate on the base. This tower is spec'd out at 80 to 100 MPH winds with ice. Fowler said the best color for a monopole is weathered or matte finish galvanized steel. Paint does not stick and any color other than gray looks out of place. Fowler told the Commission he would answer any questions they have.

Ahlberg asked what the diameter of the pole is and Fowler said it is 4 to 5 feet in diameter at the base. Ahlberg asked if there would be an exterior ladder on the tower for access. Fowler said there are removable pegs on the tower but no ladder.

Ahlberg asked why the 70' tower near Lumberman's works for U.S. Cellular. Fowler said it is a single use tower and they will be the only one who benefits from it. They have another tower site in the downtown area also, and Cingular does not.

There were no other proponents.

Opponents: None.

Rebuttal: None.

Discussion: Poppoff said he does not want the tower to be shiny and that is his only concern. Thomas asked if that could be added as a condition of approval. The Commission and Mr. Fowler discussed possibilities for dulling the finish.

Ahlberg said if the Commission approves this there would be people who will complain because this is very tall. Thomas said the grain elevators are about the same height.

Thomas said there would also be people who are just as angry if they don't approve the tower and the service continues to be poor in The Dalles area.

Chair Lavier closed the public testimony portion of the hearing.

Deliberation: The Commission agreed that the shininess of the tower is of some concern and asked staff to come up with wording for a ninth condition of approval.

Staff suggested, "Reduce the shininess of the pole as much as possible" and the Commission made it their ninth condition of approval.

Ahlberg moved to approve CUP 134-05 for the New Cingular Wireless tower based upon findings of fact with the nine conditions of approval as amended. Thomas and Poppoff both seconded and the motion carried unanimously.

RESOLUTIONS

Resolution 451-05: Thomas moved to adopt Resolution 451-05 approving CUP 134-05 of New Cingular Wireless to build a 150' tower with the nine conditions of approval as amended. Wixon seconded the motion and it carried unanimously.

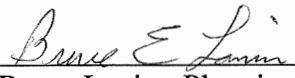
STAFF/COMMISSIONER COMMENTS: Gassman said the next public hearing would be interesting.

Secretary Ball said this is Jean Thomas' last meeting. Her service began on September 7, 2000. Now, five years later she is resigning. There is cake for everyone following the meeting.

NEXT MEETING: The next scheduled meeting is September 1, 2005.

ADJOURNMENT: The regular Planning Commission meeting was adjourned at 8:30 p.m.

Respectfully submitted by Denise Ball, Secretary.



Bruce Lavier, Planning Commission Chair

**City of The Dalles
Staff Report**

Planned Unit Development 47-04

Mill Creek Crossing

Prepared by: Dick Gassman, Senior Planner

Procedure Type: Quasi-judicial

Decision Date: August 18, 2005

Assessor's Map: Township 1 North, Range 13 East, Map 5, tax lot 1700 (partially)

Address: Vacant land west of Mill Creek, south of Jordan

Comprehensive Plan Designation: "RL" Residential Low Density

Zoning District: "RL" Residential Low Density

City Limits: Outside

Request: To create a 46 lot residential Planned Development and subdivision with an extension of Wright Street and adding private streets.

BACKGROUND INFORMATION

The subject property is currently vacant land. It is located just west of Mill Creek Road, south of Jordan. The property is outside the city limits, but is adjacent to the city limits on the property's northern edge.

The proposed planned development and subdivision will create 46 residential lots. The property has RL zoning.

This application is a quasi-judicial action under the provisions of Section 9.050.030 and Section 3.020.050 A. 3. The applicant has indicated an intent to skip the conceptual approval process and go directly to the detailed plan review process. With this in mind the review will include both planned development and subdivision regulations, as

provided for in Section 9.050.060 A. 3. Since the planned development regulations provide for flexibility in design, the staff report will first review the application based on planned development regulations and then will look at the subdivision regulations for additional items.

NOTIFICATION

Property owners within 100 feet, City Departments, franchise utilities, Mid-Columbia Fire & Rescue, Wasco County Health Department, and State Building Codes were mailed a notice on August 4, 2005.

COMMENTS

As of the date of this report, we have had several inquiries but no official comment.

SITE TEAM

A site team meeting was held on July 28, 2005. At that time the applicant indicated they would be using the planned development process for the property. The development would be all residential. A portion of the tax lot is in the National Scenic Area and they are in the process of dividing the property at the National Scenic Area boundary line. That division is being processed through Wasco County. Wright Street would be a public street built to City standards while all other streets and alleys would be private. Applicant was informed that the overall allowable density was six units per gross acre and for planned developments there needed to be 30% open space.

REVIEW

A. LAND USE AND DEVELOPMENT ORDINANCE 98-1222

Section 3.010.040 Applications:

Subsection B. Completeness.

FINDING A-1: The application was found to be complete on August 3, 2005.

Section 3.020.040 provides Administrative Actions shall be completed within 45 days of the completion date. The 45 day mandated decision date is September 17, 2005.

Criterion met.

Section 3.020.050 Quasi-judicial Actions:

Subsection A. Decision types. 3. Conditional Use Permits and 8. Subdivisions:

FINDING A-2: This application is for a Planned Development and a Subdivision per Sections 9.040 and 9.050. Criterion met.

Subsection C. Notice of Application.

FINDING A-3: Notices were sent on August 4, 2005 to owners within 100 feet and affected governmental agencies, departments, and public districts. The notice solicited comments, and comments were received as indicated above. Criterion met.

Subsection E. Staff Report. The Director shall prepare and sign a staff report for each quasi-judicial action, which identifies the criteria and standards applying to the application and summarizes the basic findings of fact. The staff report may also include a recommendation for approval, approval with conditions, or denial.

FINDING A-4: The staff report will detail criteria and standards relevant to a decision, facts will be stated, and explanations given. This will be detailed through a series of findings directly related to relevant sections and subsections of the ordinance as they relate to this request. Criterion met.

PLANNED DEVELOPMENT REVIEW

Comment: The code gives the applicant two choices. Either seek conceptual plan review followed by a detailed plan review or just a detailed plan review. The applicant has chosen the detailed plan review. Section 9.050.060 entitled Detailed Development Plan Review requires the applicant to meet the application and review requirements of the Conceptual Development Plan Review as well as the Detailed Development Plan Review.

Section 9.050.030 General Provisions

Planned Development is an alternative development option which, where allowed in a zone district, is processed as a conditional use permit, per the provisions of *Section 3.050: Conditional Use Permits*. Where land in a planned development is to be partitioned or subdivided, all the related requirements of this Chapter shall apply. Planned development proposals are subject to the following provisions:

- A. Application Options. Applicants for Planned Developments may submit development proposals under a Detailed Development Plan (where sufficient information has been submitted) in accordance with *Section 9.050.060: Detailed Development Plan Review Procedures*, or request the approval of a Conceptual Development Plan in accordance with *Section 9.050.040: Conceptual Development Plan Applications* and *Section 9.050.050: Conceptual Development Plan Review*, and later apply for Detailed Development Plan approval. However, prior to issuing any building permits a Detailed Development Plan and construction drawings and specifications must be approved by the Commission and the City Engineer as appropriate.

FINDING A-5: The applicant has chosen to pursue a detailed development plan review. Criterion met.

- B. Zone Districts. Planned Development is an option limited to the residential and commercial areas designated on the Comprehensive Plan Map.

FINDING A-6: This property is designated as residential. Criterion met.

- C. Mixed Use Projects. Projects proposing to mix residential and commercial uses are limited to a maximum of 30% of the non-district use types in the total

project. Example: In a residential zone, the commercial uses in a mixed-use planned development are limited to 30% of the total project.

FINDING A-7: All properties are proposed to be developed as residential. Criterion met.

D. Street Networks. Planned developments shall conform to and, where possible, enhance existing or planned vehicle, pedestrian and bicycle networks, including connections and functionality.

FINDING A-8: The applicant is proposing to continue Wright Street as a public street consistent with its existing development. Jordan Street will be continued, but as a private street. All other internal roads will also be private. The network as designed provides access to all lots. Criterion met.

E. Neighborhood Character. Planned development shall be in keeping with the character of established neighborhoods.

FINDING A-9: This development will be similar in character to nearby established neighborhoods. Criterion met.

F. Public Improvements. All public improvements shall require a performance guarantee per the provisions of *Section 9.040.060(I): Performance Guarantee*, and shall be designed and constructed per the provisions of *Chapter 10: Improvements Required with Development*.

FINDING A-10: This will be a condition of approval. Criterion met conditionally.

G. Utilities. All utilities shall be placed underground.

FINDING A-11: This will be a condition of approval. Criterion met conditionally.

H. Owners/Tenants Association. Any land and structures not dedicated to the public but reserved for the common use of the owners or tenants shall be subject to control by an association of owners or tenants created to form a non-profit association subject to the laws of the State of Oregon.

FINDING A-12: There are areas of common use. A home owners association or similar structure to manage these parcels will be a condition of approval. Criterion met conditionally.

I. Impact Statement. An impact statement containing an analysis of the social, environmental, and economic impact of the proposed development on the City shall accompany each application for planned development.

FINDING A-13: The narrative includes an impact statement. Criterion met.

J. Open Space Requirement. A minimum of 30% of a planned development site area shall be reserved as common space as follows: minimum 25% required as permanent open space and maximum 5% for areas of semi-public or public uses, such as recreation centers and laundry facilities.

FINDING A-14: There is open space equal to at least 30% of the total development site counting private streets and alleys. From the definition of development site, it is unclear if the development site includes private streets and alleys. Applicant will have to meet 30% requirement. This will take an interpretation to apply definition of development site to this situation. Criterion met conditionally.

Section 9.050.040 Conceptual Development Plan Applications

- A. Applications. In addition to the requirements of *Section 3.010: Application Procedures*, the person filing the application must be the owner or a person having a legal interest in the land to be included in the planned development. If the project is to include land in more than one ownership, the application must be submitted jointly by all of the owners or persons having a legal interest in each of the separately owned properties to be included. Additionally, the application shall be accompanied by the following:
1. Four sets of full-sized blue or black line drawings of the tentative plat, with a sheet size not to exceed 18 in. by 24in., sheet size of any other graphics shall not exceed 24 in. by 36 in. Where necessary, an overall plan with additional detail sheets may be submitted.
 2. One set of the graphics reduced to fit on 11 in. by 17 in. sheets of paper. Graphics and related names/numbers must be legible on this sheet size.
 3. One copy of the project narrative on 8.5 in. by 11 in. sheets.
- B. Graphics. A Conceptual Development Plan application shall include all of the requirements of *Section 3.030.030(A): Concept Site Plan* as part of the site plan review requirements for a conditional use, and all of the following graphic information where applicable:
1. An existing land use map. (A map that extends between 250 to 2000 feet beyond the site. The map includes building footprints and makes a distinction between single-family, multi-family, commercial and industrial uses, as well as other significant features such as roads, drainage ways, parks and schools. The Director shall determine the coverage of the land use map based on potential impacts of the development proposal.)
 2. Site plan(s) and other graphics drawn to scale and containing a sheet title, date, north arrow, and legend placed in the same location on each sheet and containing the following:

- a) The boundary of the proposed Planned Development and any interior boundaries related to proposed development phases or land divisions.
 - b) General location of existing and proposed structures including building types and heights, and gross density per acre. An indication of approximate building envelopes may be required where necessary to evaluate building relationships.
 - c) General location and size of areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites, and similar public and semipublic uses.
 - d) Existing and proposed general circulation system including bikeways, off-street parking areas, service areas, loading areas, and major points of access to public rights-of-way. Notations of proposed ownership (public or private) should be included where appropriate.
 - e) Existing and proposed general pedestrian circulation system, including its interrelationship with the vehicular circulation system and indicating proposed treatments of points of conflict.
 - f) Existing and proposed utility systems, easements and/or rights-of-way, including sanitary sewer, storm sewer, drainage ways, water, cable TV, power, natural gas, telephone, and street lights as appropriate.
 - g) Information sufficient to determine if existing streets and utility systems are adequate for the proposed development. Approximate location of any potential physical and environmental constraints for review per the provisions of *Chapter 8: Physical and Environmental Constraints*. Such constraints include, but are not limited to slopes of the land, erosion control, flood ways, flood plains, natural drainage ways, and geological hazard areas.
 - h) Sufficient information on land areas within at least 300 feet of the subject property to indicate their relationships with the proposed development including land uses, lot lines, circulation systems, public facilities, and unique natural features of the landscape.
 - i) Identification of site significant natural features.
3. The Director may waive any of the above requirements when determined the information required by this section is unnecessary to properly evaluate the proposed Planned Development. The Director may also require additional information to evaluate the proposal.

- C. Narrative Requirements. A written statement accompanying the Conceptual Development Plan shall include:
1. Statement of planning objectives to be achieved by the Planned Development. This statement should indicate a description of the character of the proposed development, rationale behind the assumptions and choices made, and a discussion indicating how the application meets the review criteria in *Subsection 9.050.050 (B)* below.
 2. A description of the types and sizes of all proposed commercial uses.
 3. Statement of intentions with regard to future selling or leasing of all or portions of the Planned Development.
 4. Quantitative data for the following where appropriate:
 - a) Total number and type of dwelling units.
 - b) Size of parcel(s) in square feet for each parcel.
 - c) Proposed lot coverage of buildings and structures where known.
 - d) Gross densities per acre.
 - e) Total amount of open space (lands not designated for buildings or vehicle parking and maneuvering areas).
 - f) Total amount and type of nonresidential construction.
 - g) Economic feasibility studies or market analysis where necessary.
 5. General description of intentions concerning timing, responsibilities, and assurances for all public and non-public improvements.
 6. Statement describing project phasing, if proposed. Phases shall be:
 - a) Substantially and functionally self-contained and self-sustaining with regard to access, parking, utilities, open spaces, and similar physical features; capable of substantial occupancy, operation, and maintenance upon completion of construction and development.
 - b) Arranged to avoid conflicts between higher and lower density development.
 - c) Properly related to other services of the community as a whole and to those facilities and services yet to be provided.
 - d) Provided with such temporary or permanent transitional features, buffers, or protective areas as may be required to

prevent damage or detriment to any completed phases and to adjoining properties not in the Planned Development.

7. An impact statement containing an analysis of the social, environmental and economic impact of the proposed development on the City of The Dalles.

FINDING A-15: The application was found to have substantially provided the requirement information. Criterion met.

Section 9.050.050 Conceptual Development Plan Review

- A. Review Procedure. Planned Development Conceptual Development Plans shall be reviewed by the Commission, per the provisions of *Section 3.020.050: Quasi-Judicial Actions*, as part of the conditional use permit.

FINDING A-16: The commission will review the development plans at the hearing scheduled for September 1, 2005. Criterion met.

- B. Review Criteria. Requests for approval of a Conceptual Development Plan shall be reviewed to assure consistency with the purposes of this Chapter, the Comprehensive Plan, the appropriate Site Plan Review criteria, and applicable provisions of this and other City Ordinances, policies and standards. In addition, the following compatibility factors shall be considered:

1. Basic site design (the organization of uses on a site).

FINDING A-17: The basic site design has been planned and is included with the application materials. Criterion met.

2. Visual elements (scale, structural design and form, materials, and so forth).

FINDING A-18: The applicant has supplied examples of the architectural styles for the homes proposed to be built. Criterion met.

3. Availability of, and impacts on existing infrastructure and utilities.

FINDING A-19: Utilities are available to the site. The applicant will be responsible for extending the utilities throughout the site to the individual lots. This will be a condition of approval. Criterion met conditionally.

4. Noise attenuation.

5. Noxious odors.

FINDING A-20: This is a single family development. Noise and odors will be typical for this type of development. Criterion met.

6. Surface water run-off and methods to control run-off.

FINDING A-21: Runoff from streets will be channeled into the public system. Runoff on private property will be handled on site. Criterion met.

7. Lighting.
8. Signage.
9. Landscaping for buffering and screening.

FINDING A-22: There currently are no requirements for lighting, signage or landscaping. Criterion met.

10. Traffic.

FINDING A-23: At the site team meeting, it was noted that a traffic study would be required. The study would include an analysis of the access point on Mill Creek Road for both grade and visibility issues. The traffic study has not been submitted. This will be a condition of approval. Preliminary approval for the design of the access point and preliminary approval for the subdivision will be conditioned upon the completion of the traffic study and a design and location of this access point acceptable to the City Engineer. Criterion met conditionally.

11. Effects on off-site parking.

FINDING A-24: Applicant will be required to provide the normal on site parking. Off-site parking is not a requirement for residential developments. Criterion met.

12. Effects on air and water quality.

FINDING A-25: No negative effects are anticipated. Criterion met.

Section 9.050.060 Detailed Development Plan Review

A. Application Requirements. Applications for Detailed Development Plans shall meet the application and review requirements specified for Conceptual Development Plans in *Section 9.050.040* and *9.050.050* above, and include the following:

1. **Graphic Requirements.** The following graphic requirements are required in addition to those specified for a Conceptual Development Plan:
 - a) Topographic contours at intervals appropriate to the size and scale of the map, with an accuracy of plus or minus 1 foot.
 - b) Drainage and grading plan. Where the grade of any part of the subdivision is less than 3% or exceeds 10%, or where the planned development abuts existing developed lots, a grading and drainage plan may be required to show features adjacent to or within a reasonable distance from the project that would affect or be effected by the project and adjacent areas. The plan shall show how runoff or surface water from the project will be managed and ultimately disposed of. Permanent and temporary erosion control, and height and depth for all cuts and fills shall be clearly indicated.
 - c) Location and floor area of existing and proposed structures and other at-grade and above-grade improvements,

- easements and rights-of-way, and density per gross acre (for residential developments).
- d) Typical elevations of buildings and structures (which may be submitted on additional sheets) sufficient to indicate the architectural intent and character of the proposed development.
- e) Landscape plan drawn to scale showing location of existing trees and vegetation proposed to be removed from or to be retained on the site, the location and design of landscaped areas, varieties and sizes of trees and plant materials to be planted, other landscape features including walls and fences, and irrigation systems proposed to maintain plant materials.
- f) Detailed utilities plan indicating how sanitary sewer, storm sewer, drainage, water systems, and street lighting will function.
- g) Detailed plan showing street, driveway, parking area, service area, loading area, pedestrian way, and bikeway improvements and their materials and dimensions.
- h) Location and dimensions of all areas proposed to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites, and similar public and semipublic areas, and a description of the entity receiving a dedication for public use (City, County, Homeowners Association, Special District, etc.). If a homeowners association is receiving the dedication, then articles of incorporation must be included.

FINDING A-26: The information required by this section has been provided. Criterion met.

2. **Narrative Requirements.** In addition to the narrative requirements specified in *Section 9.050.040: Conceptual Development*, the Detailed Development Plan shall include:

- a) Proposals for setbacks or building envelopes, lot areas where land division is anticipated, and number of off-street parking spaces to be provided (in ratio to gross floor area or number of units).
- b) Detailed statement outlining timing, responsibilities, and performance guarantees for all public and non-public improvements such as irrigation, private roads and drives, landscape, and maintenance.
- c) Statement addressing compatibility of proposed development to adjacent land uses relating to such items as architectural character, building type, and height of proposed structures.

FINDING A-27: The narrative includes the required information. Criterion met.

3. **Tentative Plat.** If a Planned Development is intended to be subdivided, a tentative plat may also be submitted per the provisions of *Section 9.040.030: Subdivision Applications* to permit simultaneous review.

FINDING A-28: A tentative plat has been submitted and will be reviewed under the subdivision regulations except as modified by the planned development regulations. Criterion met.

Section 9.040.030 Subdivision Applications:

Subsection A. Applications. Applications shall be accompanied by at least 4 copies of the tentative plat, an 11 x 17 reduced plat and a narrative.

FINDING A-29: The required plans have been submitted. Criterion met.

Subsection B. 2. Tentative Subdivision Plat: Subdivision plats are required to provide a lengthy list of information which can be found in the code.

FINDING A-30: The subdivision plat as submitted was adequate for purposes of this review. Criterion met.

Subsection C. Narrative. The code requires a written narrative, again with a lengthy list of information to be included.

FINDING A-31: The narrative as submitted was adequate for purposes of this review. Criterion met.

Section 9.040.040 Subdivision Application Review:

Subsection B. Review Criteria. Subdivision applications shall be reviewed to assure consistency with the state statutes, the Comprehensive Plan, this and other City Ordinance, and the applicable provisions of Chapter 5: Zone District Regulations, Chapter 6: General Regulations, Chapter 7: Parking Standards, Chapter 8: Physical and Environmental Constraints, Chapter 9: Land Divisions, and Chapter 10: Improvements Required with Development.

1. Chapter 5: Zone District Regulations.

- a. Use. The property is zoned RL Low Density Residential. The proposed use is single family dwellings.
- b. Lot size is a minimum of 5,000 square feet, however the Planned Developments may have a density of up to six units per acre. This proposal meets the density of no more than six units per acre.
- c. Lot width of 50 foot minimum. The lot dimensions are less than the normal requirements. However, the Planned Development provisions envision allowing flexibility in lot size so long as the overall density is not more than six units per acre. The density is at six units per acre.
- d. Lot depth of 65 feet. All lots have a depth of at least 65 feet.

FINDING A-32: The use and configuration of the lots meets minimum standards of Chapter 5 as allowed for Planned Unit Developments in Chapter 9. Criterion met.

2. Chapter 6: General Regulations.

- a. 6.010: Landscaping. No landscaping is required for 1 and 2 family dwellings.
- b. 6.050: Access Management: There is insufficient information to determine whether the proposed intersection with Mill Creek Road will meet the grade and visibility requirements pending completion of a traffic study. Tentative plat approval will be conditioned upon City Engineer approval for the design of this intersection.
- c. 6.050: Access Management: Driveway separation is not addressed at this stage, and can be determined at the building permit stage for each lot.

FINDING A-33: General regulation requirements are met except for the design and construction of the intersection with Mill Creek Road, which will be included in the conditions of approval. Criterion met.

3. Chapter 7: Parking. Two on site paved spaces are required for each dwelling unit, to be provided at the time of building permit application.

FINDING A-34: Parking requirements are met. Criterion met.

4. Chapter 8: Physical and Environmental Constraints. The land is located in geologic hazard area C. All cuts and fills amounting to 50 cubic yards or more will require a physical constraints permit.

FINDING A-35: With the topography of this site, a physical constraints permit will be required. Otherwise all chapter 8 requirements are met. Criterion met conditionally.

5. Chapter 9: Land Divisions:

- a. 9.020.020 B. Blocks. Block regulations do not apply due to the topography of this area and the lack of any future connecting streets.
- b. 9.020.020 C. 1. Lot Requirements. The lot sizes are appropriate given the location, topography, size of the subdivision, surrounding constraints and option to use the Planned Unit Development procedures.
- c. 9.020.020 C. 2. Access. All lots will have public access or access to the public right of way by use of private streets and alleys.
- d. 9.040.050 Construction Drawings: Construction drawings for public improvements are needed prior to the filing of the final plat.

FINDING A-36: Construction drawings for public improvements will be a condition of approval. All other chapter 9 requirements are met. Criterion met conditionally.

6. Chapter 10: Improvements Required with Development

- a. 10.040. The plat must have 5 foot sidewalks adjacent to public right of way, not counting the 6 inch curb. In lieu of providing a sidewalk along the entire length of Mill Creek Road, applicant will be required

to install a five foot sidewalk from the access point on Mill Creek Road north to 23rd Street.

- b. 10.060. C. The applicant will be required to improve Wright Street according to City standards from it's current southern terminus. City Engineer approval required prior to construction.
- c. 10.060. D. The design for the end of Wright Street must obtain the approval of the Fire Marshal.
- d. 10.060. E. Connectivity. The location, grade, and intersection of Wright Street and the connection of Jordan Street shall be coordinated through the City Engineer's office. Approval for the location and design of the intersection with Mill Creek Road is deferred pending the completion of a traffic study.
- e. 10.070. All sites shall have a full range of utilities, including public water, sanitary sewer, storm drainage, electrical power, natural gas, cable television, and telephone service.
- f. 10.110. Wright Street is classified as a Neighborhood Street. Normal right of way is 54 feet, but the width of the right of way for the new portion shall be consistent with the existing right of way of Wright Street.

FINDING A-37: Chapter 10 requirements are not completed at the time tentative approval is given. Public improvements will be constructed after tentative approval is given. These requirements will be reviewed prior to final plat approval. Criterion met conditionally.

B. COMPREHENSIVE PLAN

The Housing Goal of the City's comprehensive plan contains goal and policies including:

Goal 1. Promote and provide an adequate supply of safe, healthy and affordable housing for all members of the community in a variety of housing types recognizing the needs and desires of the community's residents.

Policy 1. Provide for development of a wide range of housing types. . .

Policy 6. Residential development shall occur, to the greatest extent possible, on designated buildable lands free from flood hazard, severe soil limitations, or other natural or man-made hazards.

FINDING B-1: This proposal is consistent with goals and policies of the Comprehensive Plan. The subdivision will increase the supply of housing, provide for one or more types of housing, and is being built on land free from flood hazard or other severe limitations. Criterion met.

RECOMMENDATION: Staff recommends that Planned Unit Development application 11-05 and the associated subdivision be granted **TENTATIVE APPROVAL**, subject to the following conditions:

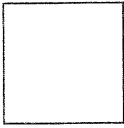
1. The submission of a final planned development and subdivision plat meeting all the requirements of the Land Use Development Ordinance and the conditions listed here.
2. Applicant must get approval from the City Engineer and Wasco County Road Department for construction plans for all public street improvements, including the intersection of Mill Creek and from the City Engineer for all other public improvements. Both the design and details must obtain approval.
3. The applicant shall submit and obtain approval from the City Engineer and Wasco County Road Department for as built construction plans for all public street improvements and from the City Engineer for all other public improvements prior to final plat approval.
4. Applicant will be required to improve Wright Street from its current southern end to a point to be agreed upon between the applicant and the City.
5. Sidewalks adjacent to lots 12 through 16 along both sides of Wright Street to be built prior to plat approval. The sidewalk from the Mill Creek Road access point to 23rd shall be built prior to plat approval. Other sidewalks may be built at the time of the street improvement or postponed until the individual site is developed, with a waiver of remonstrance for each lot filed with the final plat. Sidewalks will be a minimum of 5 feet in width.
6. Completion of a traffic study acceptable to the City Engineer.
7. Approval of access to Mill Creek is deferred pending review of the traffic study and grade and visibility analysis.
8. Applicant will provide a sidewalk along the western side of Mill Creek Road from the northern point of the access road intersection with Mill Creek Road to 23rd Street.
9. Dedication will be required for Public Utility Easements of 5 feet adjacent to all public right of ways.
10. Completion of minor partition currently pending with Wasco County to delete portions of this tax lot inside the National Scenic Area.
11. Annexation will be required.
12. Provide a performance guarantee per the provisions of Section 9.040.060 (I) satisfactory to the City Attorney.
13. All utilities will be underground.
14. Open spaces will be provided equal to at least 30% of development site. A home owners or other similar organization will be established to manage the common areas.

15. Submission of a revised tentative subdivision plat to reflect items required by the Planning Commission and as noted by the City Engineer.

PROCEDURAL RECOMMENDATIONS:

16. Staff further recommends that if the applicant is required to submit a revised tentative plat, the staff be allowed to administratively determine if the resubmitted plat meets the conditions set out by the Planning Commission and give tentative approval without returning to the Planning Commission.

17. At the time of final plat submission, staff recommends the Planning Commission delegate to staff the decision to accept the final plat.



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 11809 W. 81st St., Suite 100
 Vancouver, WA 98686
 Tel: 360.698.4945
 Fax: 360.254.3334

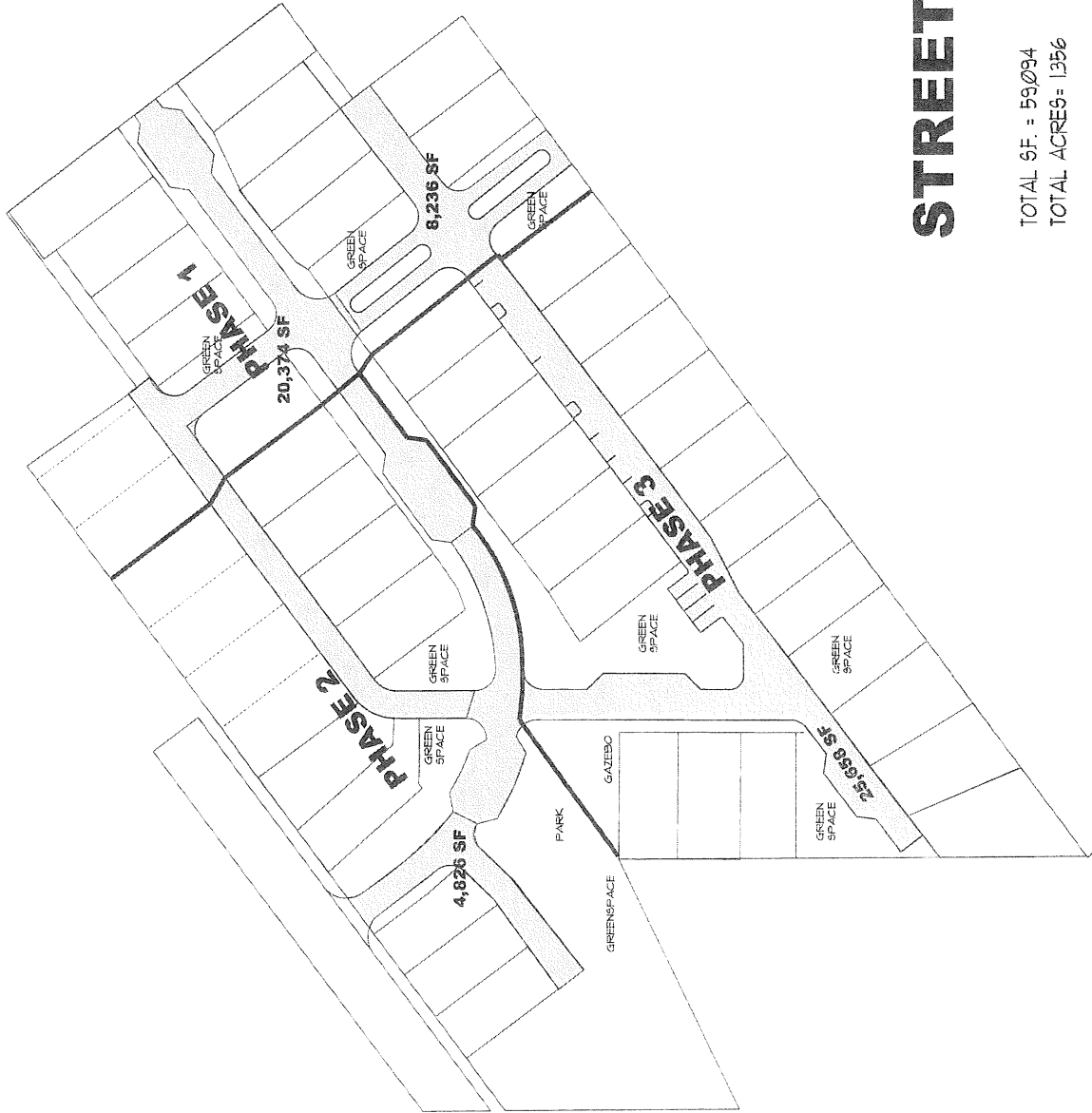
SCHMATIC DESIGN PHASE
 MILL CREEK CROSSING
 PLANNED UNIT DEVELOPMENT
 THE DALLES, OREGON
 DESIGN STRUCTURES

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Date Issued: 06/17/2003
 Avalon Project #: 05.034
 Filename:
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 06/17/2003 REV13U

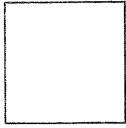


SCHMATIC PHASE



STREETS/ALLEYS

TOTAL SF. = 59,094
 TOTAL ACRES = 1.356



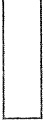
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1000 NE 9TH ST. SUITE 200
 PORTLAND, OR 97232
 TEL: 503.666.4045
 FAX: 503.254.9334

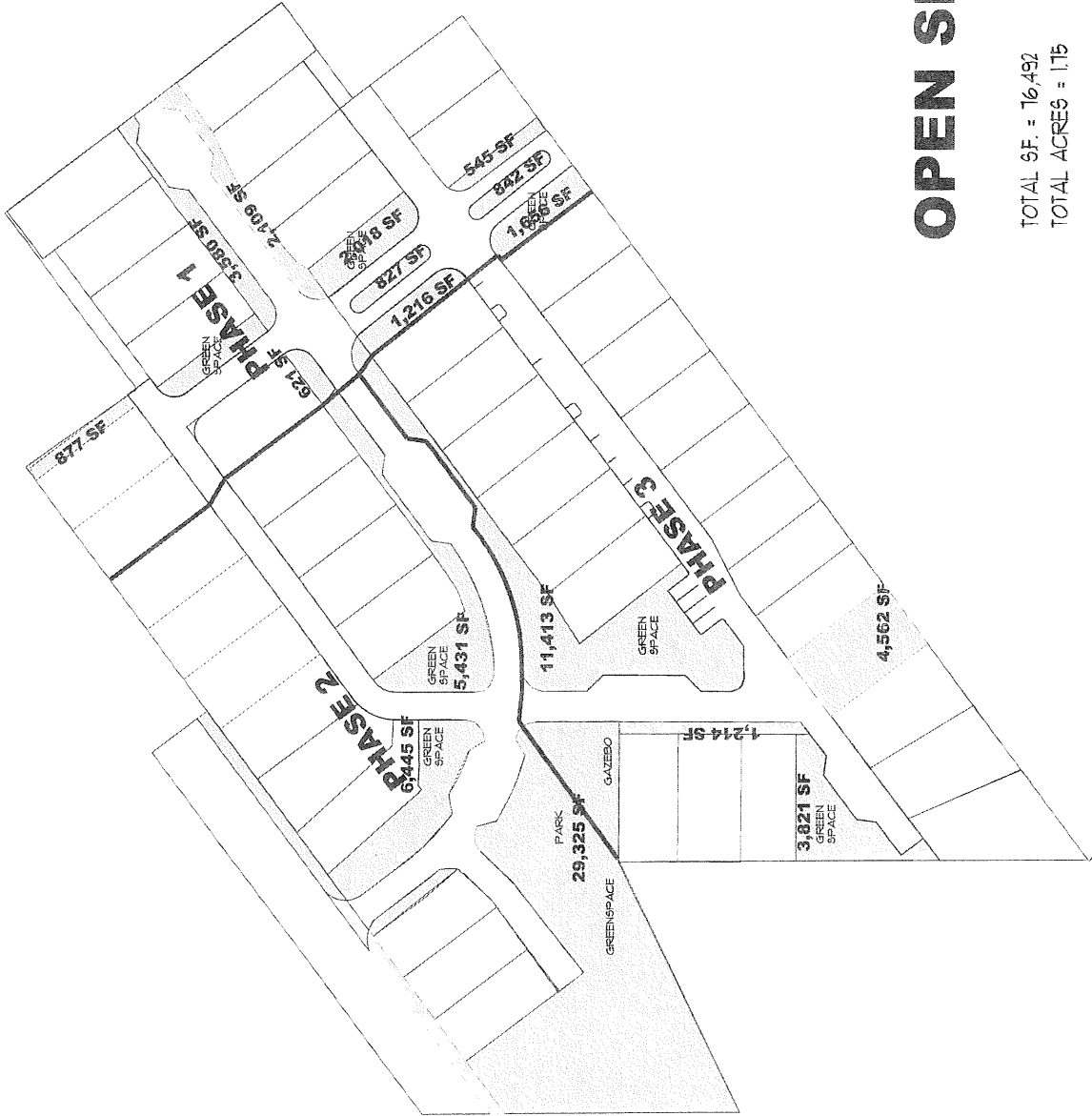
MILL CREEK CROSSING
 SCHEMATIC DESIGN PHASE
 PLANNED UNIT DEVELOPMENT
 THE DALLES, OREGON
 DESIGN STRUCTURES

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DATE: 04/21/2005
 WALON, Project #: 05-014
 (Revised)
FOR REVIEW ONLY
 04/28/2005 REVIEW



SCHEMATIC PHASE



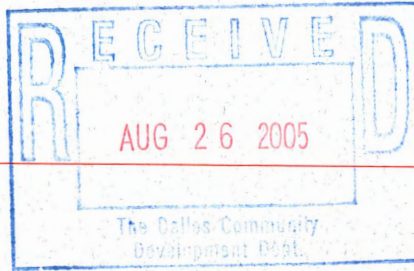
OPEN SPACE

TOTAL SF = 16,492
 TOTAL ACRES = 1.15

MID-COLUMBIA



**FIRE &
RESCUE**



FIRE CHIEF Joe Richardson
1400 West Eighth Street
The Dalles, Oregon 97058
541-296-9445 • Fax: 541-296-8656

August 26,05

Dick Gassman
Senior Planner
313 Court St.
The Dalles, OR. 97058

Dear Mr. Gassman,

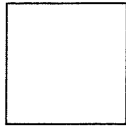
I have reviewed the revised proposal for a residential subdivision on Mill Creek Road (application # PUD 11-5). I believe that access issues as well as appropriate fire hydrant distribution standards can be met, but only to the very minimum acceptable standards. A further complicating factor is the "skinny streets" that are proposed. History has shown that narrow streets greatly complicate emergency response and contribute greatly to fire spread especially in taller structures like the 2-story homes that are proposed. I fully understand the reasoning behind the narrow streets from planners and land use point of view, and do not wish to impose restrictions that would reduce aesthetics or livability, however, my primary concern is for fire and life safety issues. I believe that residential fire sprinkler systems installed in these homes at the time of construction would prove to be a benefit to all concerned. The cost of installation in a development of this type would probably add about \$1.00 sq/ ft. per home but reduce fire insurance rates by 15%.

Fire sprinklers in conjunction with smoke alarms increase the probability of surviving a fire to greater than 98%. From a fire and life safety standpoint, it makes the skinny streets a much less significant concern.

Thank you for your consideration of this matter.

Sincerely,

Stu Nagel, Fire Marshal



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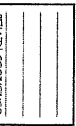
1060 N. 9th St., Suite 100
 Vancouver, BC V6C 2K8
 Tel: 360.656.4945
 Fax: 360.264.1334

MILL CREEK CROSSING
 PLANNED UNIT DEVELOPMENT
 THE DALLES, OREGON
 DESIGN STRUCTURES
 Schematic Design Phase

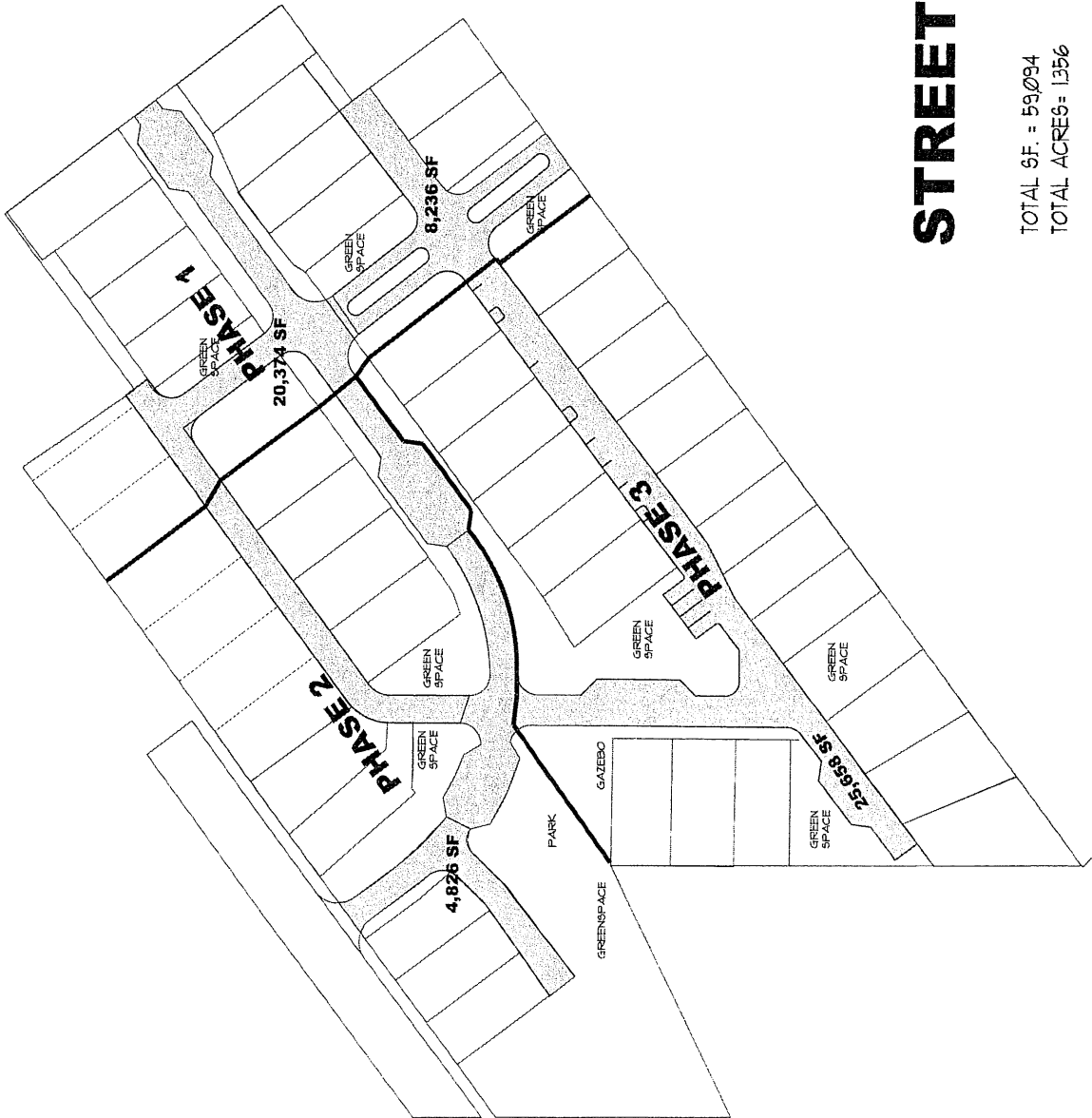
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Date: 08/21/2009
 Avalon Project #: 05-034

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 08/29/2009 REVIEW



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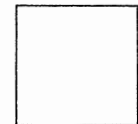
STREETS/ALLEYS

TOTAL SF. = 59,094
 TOTAL ACRES = 1.356



OPEN SPACE

TOTAL SF. = 16,492
 TOTAL ACRES = 1.75



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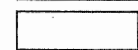
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SCHEMATIC DESIGN PHASE
 MILL CREEK CROSSING
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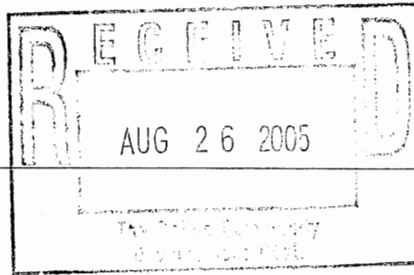
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SCHEMATIC PHASE

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RESCUE



FIRE CHIEF Joe Richardson
1400 West Eighth Street
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541-296-9445 • Fax: 541-296-8656

August 26,05

Dick Gassman
Senior Planner
313 Court St.
The Dalles, OR. 97058

Dear Mr. Gassman,

I have reviewed the revised proposal for a residential subdivision on Mill Creek Road (application # PUD 11-5). I believe that access issues as well as appropriate fire hydrant distribution standards can be met, but only to the very minimum acceptable standards. A further complicating factor is the "skinny streets" that are proposed. History has shown that narrow streets greatly complicate emergency response and contribute greatly to fire spread especially in taller structures like the 2-story homes that are proposed. I fully understand the reasoning behind the narrow streets from planners and land use point of view, and do not wish to impose restrictions that would reduce aesthetics or livability, however, my primary concern is for fire and life safety issues. I believe that residential fire sprinkler systems installed in these homes at the time of construction would prove to be a benefit to all concerned. The cost of installation in a development of this type would probably add about \$1.00 sq/ ft. per home but reduce fire insurance rates by 15%.

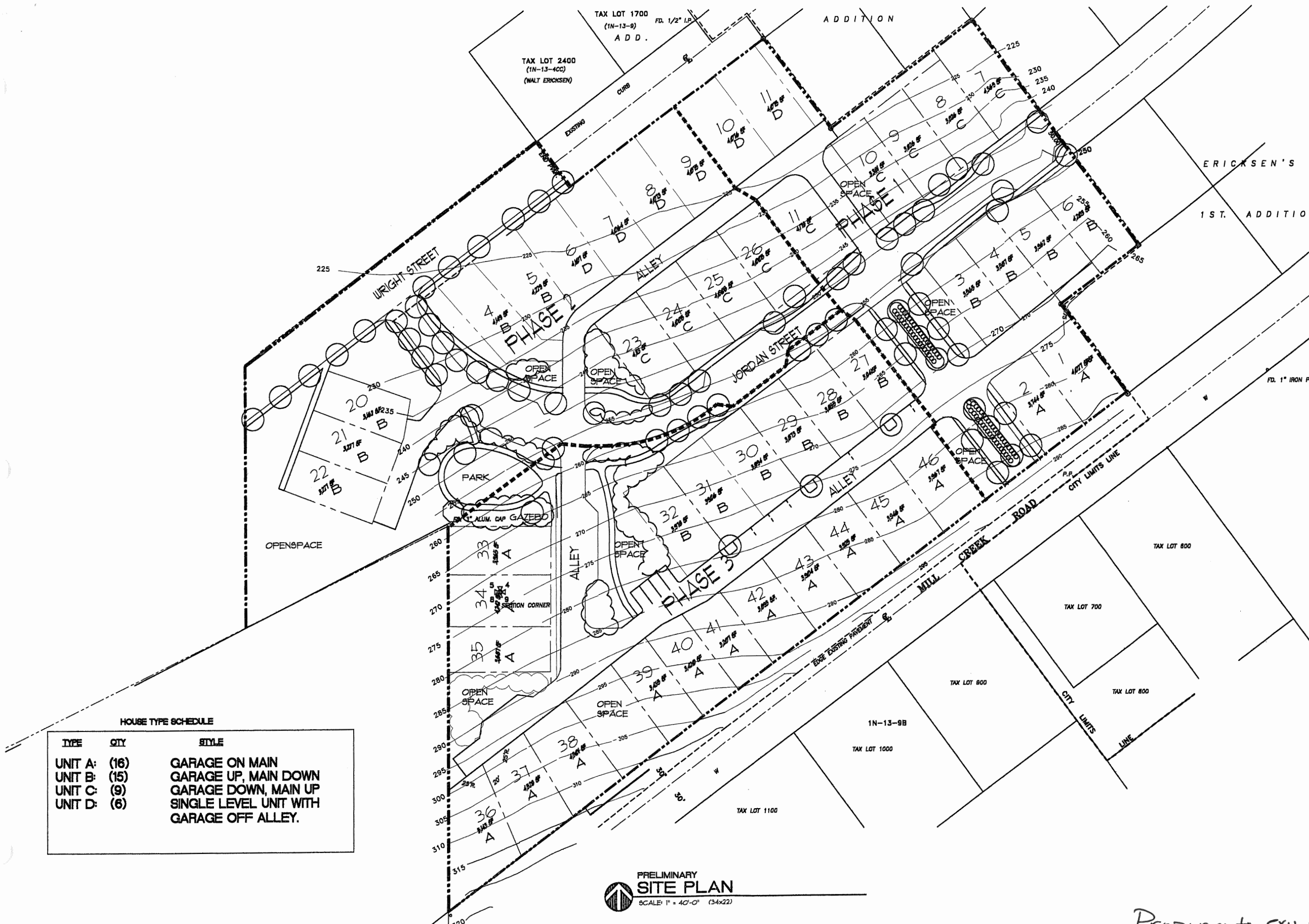
Fire sprinklers in conjunction with smoke alarms increase the probability of surviving a fire to greater than 98%. From a fire and life safety standpoint, it makes the skinny streets a much less significant concern.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in cursive script that reads "Stuart L. Nagel".

Stu Nagel, Fire Marshal



TAX LOT 1700
(1N-13-9)
ADD.
FD. 1/2" I.P.

TAX LOT 2400
(1N-13-40C)
(WALT ERICKSEN)

ADDITION

ERICKSEN'S
1ST. ADDITION

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PLANNED UNIT DEVELOPMENT
THE DALLES, OREGON
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CONTOUR
SITE PLAN

A1.2
SCHEMATIC PHASE

HOUSE TYPE SCHEDULE

TYPE	QTY	STYLE
UNIT A:	(16)	GARAGE ON MAIN
UNIT B:	(15)	GARAGE UP, MAIN DOWN
UNIT C:	(9)	GARAGE DOWN, MAIN UP
UNIT D:	(6)	SINGLE LEVEL UNIT WITH GARAGE OFF ALLEY.

**PRELIMINARY
SITE PLAN**
SCALE: 1" = 40'-0" (34x22)

Proponent EXH. 1



STREETS/ALLEYS

TOTAL SF. = 59,094 + 13,738 = 72,832 SF.

TOTAL ACRES = 1.356

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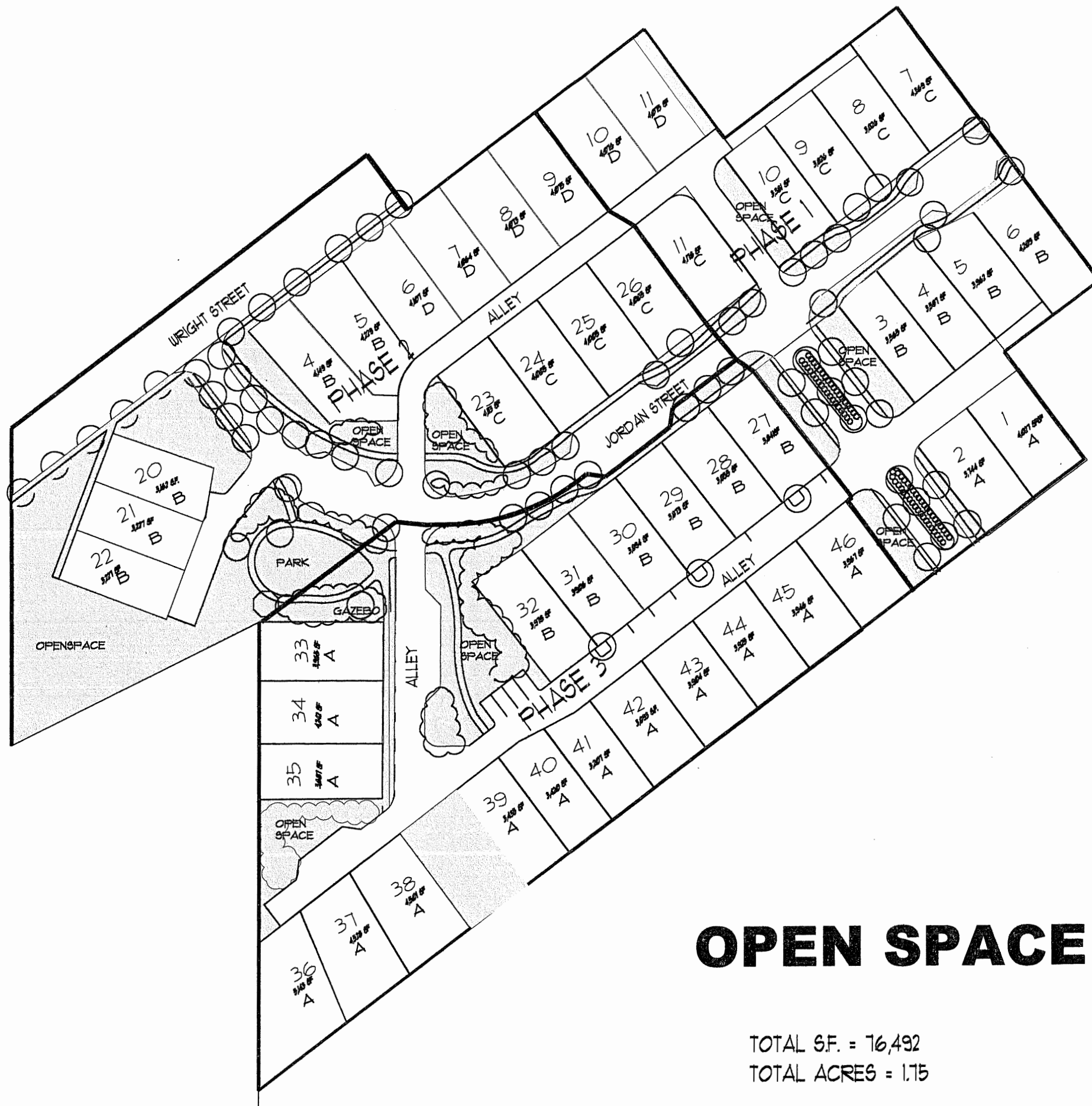
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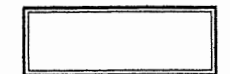
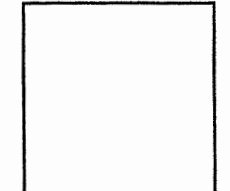
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SCHEMATIC PHASE



OPEN SPACE = 30%

TOTAL S.F. = 16,492
 TOTAL ACRES = 1.75



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SCHEMATIC DESIGN PHASE
MILL CREEK CROSSING
 PLANNED UNIT DEVELOPMENT
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SCHEMATIC PHASE



1 TYPICAL ELEVATION
SCALE: 1/4"=1'-0"



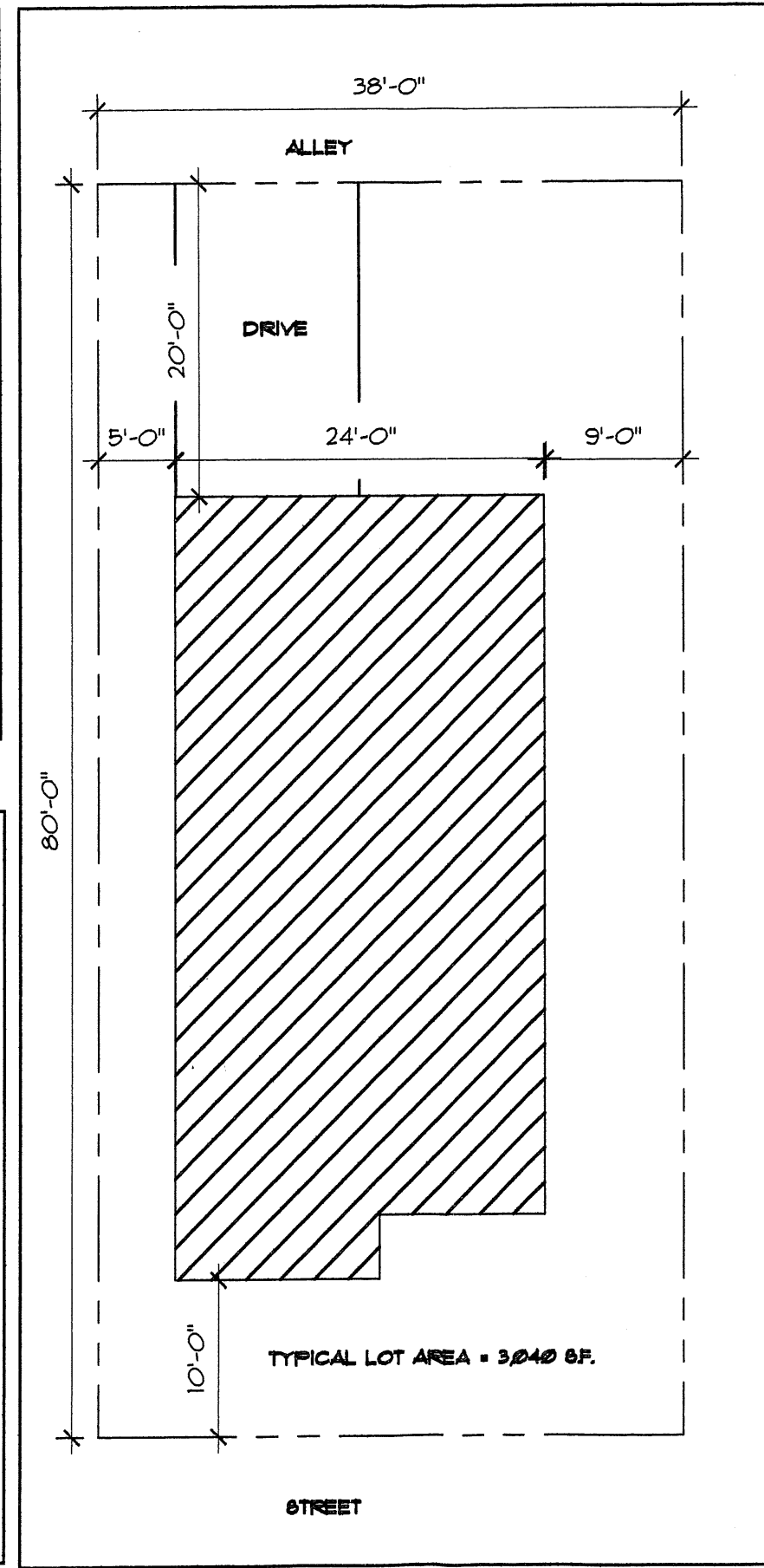
2 TYPICAL ELEVATION
SCALE: 1/4"=1'-0"



3 TYPICAL ELEVATION
SCALE: 1/4"=1'-0"



4 TYPICAL ELEVATION
SCALE: 1/4"=1'-0"



5 TYPICAL
SCALE: 3/16"=1'-0"

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Vancouver, WA. 98682
Tel: 360.696.4945
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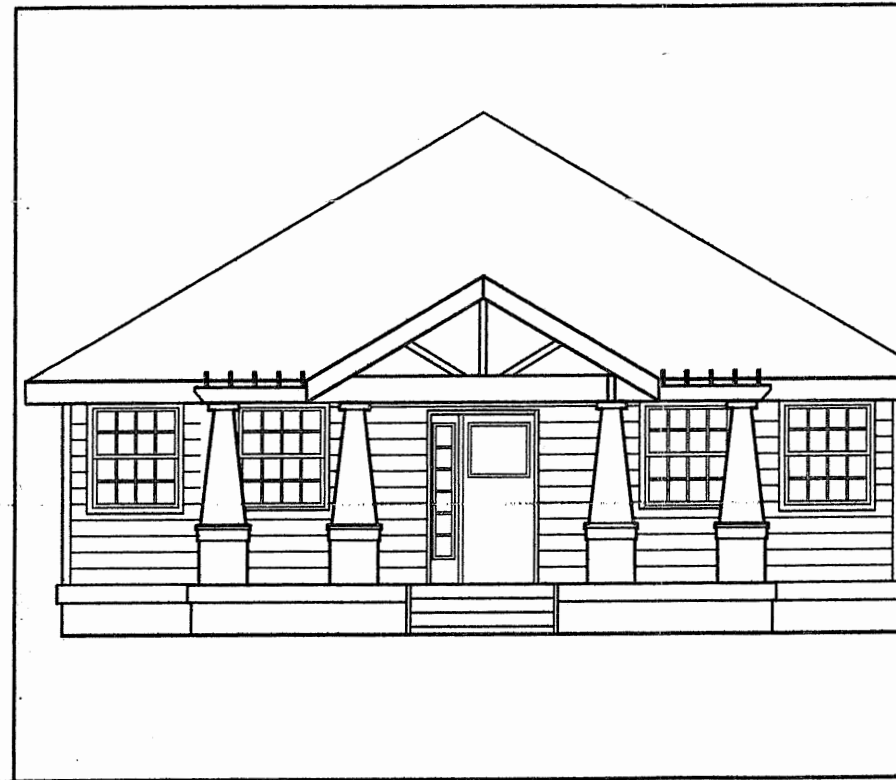
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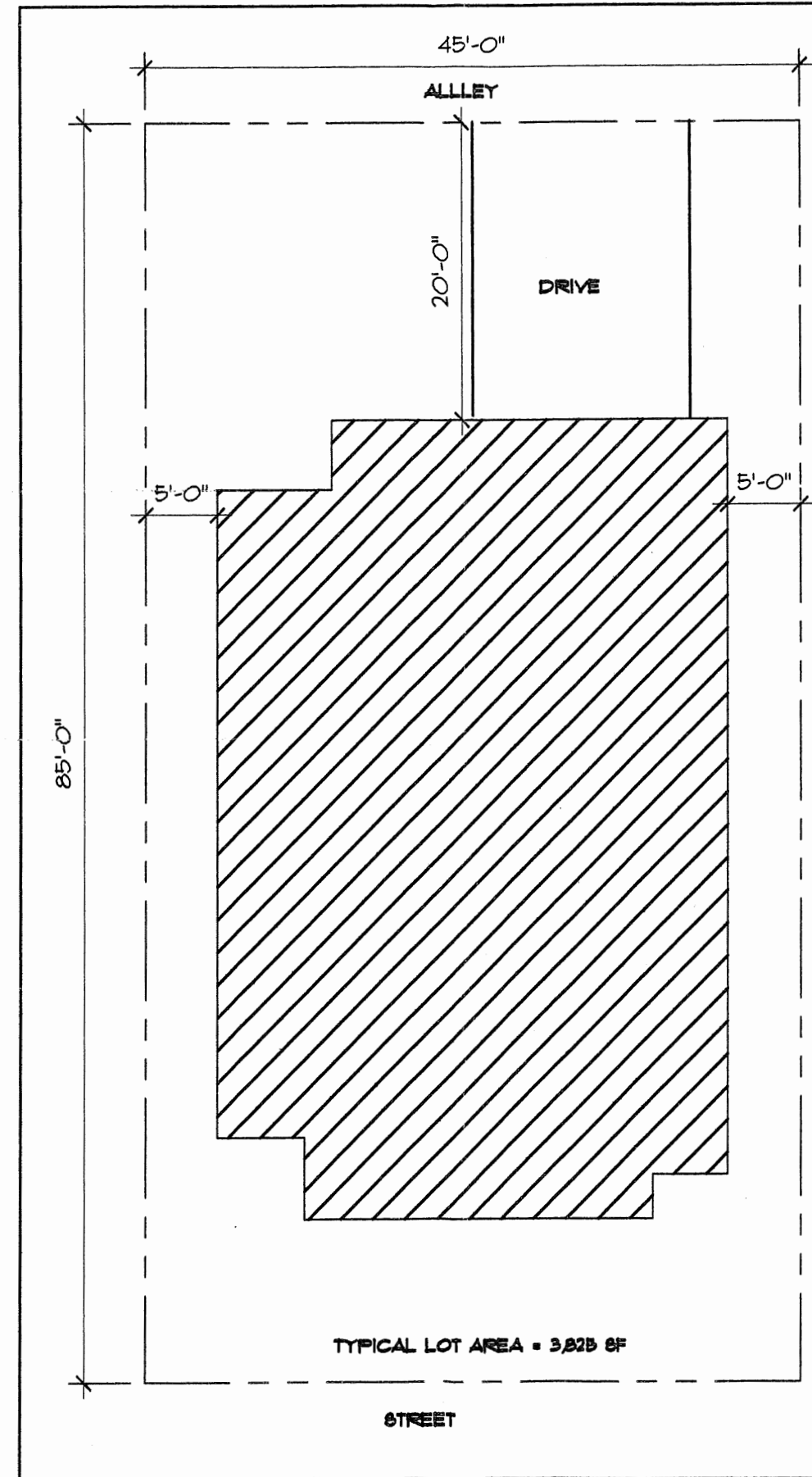
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AVALON Project #: 05.034
Filename:

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09/10/2005 REVIEW

SCHEMATIC PHASE



1 TYPICAL ELEVATION
SCALE: 1/4"=1'-0"



2 TYPICAL
SCALE: 3/16"=1'-0"

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AVALON Project #: 05.034
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09/01/2005 REVIEW

SCHEMATIC PHASE



Proponent Exhibit 2





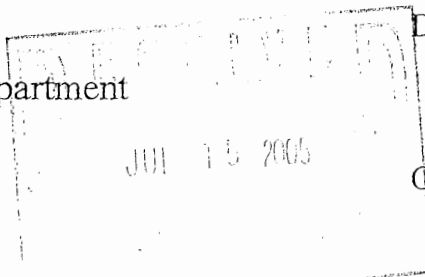






P.U.D./
~~SUBDIVISION~~ APPLICATION

CITY OF THE DALLES
Community Development Department
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
Fax (541) 298-5490



Date Filed 8-3-05
File# 11-05
Date Deemed Complete 8-3-05
Hearing Date 8-18-05
Approval Date _____
Permit Log # _____
Other Cross Reference# _____

APPLICANT

Name Design Structures, LLC
Attn: Milce Zingg
Address 3591 Kludt Dr., Suite 200
The Dalles, OR 97058
Telephone # 541.296.5440

LEGAL OWNER (If Different than Applicant)

Name Marilyn Erickson
Address 2531 Wright St.
The Dalles, OR 97058
Telephone # 541.296.3289

PROPERTY INFORMATION

Address vacant land
Map and Tax Lot 1N 13 S TL 1700 (portion of)
Size of Development Site 7.669 acres +/-
Zone District/Overlay RL - Low Density Res. In City Limits: Yes No
Comprehensive Plan Designation Residential Geohazard Zone: C zone

PROJECT INFORMATION

Current Use of Property vacant
Proposed Use of Property residential subdivision

Briefly Explain the Project The 7+ acres of property will be used for a residential planned unit subdivision including 46 lots & associated open spaces. The development will be built out in a planned fashion to maximize the potential of the site.

Signature of Applicant

[Signature] 7.15.05
Date

Signature of Property Owner* or Owners Agent

[Signature] 7-15-05
Date

* Notarized Owner Consent Letter may substitute for signature of property Owner

NOTE: This application must be accompanied by the information required in Section 9.040.030: Subdivision Applications, contained in Ordinance No. 98-1222, The City of The Dalles Land Use and Development Ordinance.

PLANS SUBMITTED:

- 15 tentative plat sets (18 X 24)
- 1 tentative plat set reduced to 11"x 17"
- 2 existing land use map (18 X 24 & 11 X 17)
- 1 copy of the project narrative

SUBDIVISION REVIEW

Subdivision Applications follow The Dalles Development Review Process. A pre-application conference is required for all submittals. Approved Tentative Plans are valid for 2 years with a possible 1-year extension. Construction drawings and specifications for public improvements are required prior to final subdivision plat review and approval. Before the signature of the City Engineer is obtained on a Final Plat, required improvements must be installed to City Standards and Specifications, the applicant and the City have entered into an agreement to install improvements, or an improvement district is formed to construct improvements (Section 9.060.040 (F): Installation of Required Improvements). **Final Plat approval does not constitute City acceptance of public improvements.** Public improvements can only be accepted in writing by the Director of Public Works.



Mill Creek Crossing

Planned Unit Development

City of The Dalles

Date: August 3, 2005

Applicant:

Design Structures, LLC

Attn: Michael Zingg

3591 Klindt Drive

Suite 200

The Dalles, OR 97058

541.296.5440

Project Narrative: Mill Creek Crossing

1. Statement of planning objectives to be achieved by the Planned Development. This statement should indicate a description of the character of the proposed development, rationale behind the assumptions and choices made, and a discussion indicating how the application meets the review criteria in Subsection 9.050.050 (B).

Mill Creek Crossing is seeking to develop a high quality residential neighborhood that will efficiently utilize the increasing limited land base in and around The Dalles. Initially this property was looked at for a standard residential development, but the parties involved desired to look for options to make it better and more useful for its residents and the community.

The Planned Development approach allows some flexibility that creates a better living space for its residents by providing amenities in their neighborhood that will allow them to enjoy their community at a higher level and develop a deeper and more fulfilling relationship with their neighborhood and neighbors.

2. A description of the types and sizes of all proposed commercial uses.

There will be no commercial uses developed in Mill Creek Crossing.

3. Statement of intentions with regard to future selling or leasing of all or portions of the Planned Development.

The lots that will be created for residential dwellings will be sold to individuals. The remainder of the development will be held in common through a homeowners association.

4. Quantitative data for the following where appropriate:

a) Total number and type of dwelling units.

46 total residences are planned for the development.

b) Size of parcel(s) in square feet for each parcel.

Parcel sizes are listed on the attached drawings, but vary from approximately 3,900sf to over 6,000sf. The typical lot is just over 4,000 square feet.

c) Proposed lot coverage of buildings and structures where known.

Lot coverage will vary depending on the specific house that is placed on the lot. Typical lot coverage ratios will average approximately 35% of the total. The total coverage of buildings in the development is estimated to be just under 1.5 acres.

d) Gross densities per acre.

The gross density for the development is 6 residential units per gross acre.

e) Total amount of open space (lands not designated for buildings or vehicle parking and maneuvering areas).

The open space planned for the development is projected to be just under 2 acres total or roughly 33%.

f) Total amount and type of nonresidential construction.

The only planned nonresidential construction is the small picnic structure in the proposed park as well as some recreational equipment in the park areas.

g) Economic feasibility studies or market analysis where necessary.

A business plan is developed for the project and is currently in revision. A confidential copy can be provided if necessary. The business plan addresses all elements of feasibility and the expected market for the residential units proposed for development.

5. General description of intentions concerning timing, responsibilities, and assurances for all public and non-public improvements.

The project is currently proposed to be developed in three phases. All public and non-public improvement will be completed during that phase of the project. The larger amenities including parks and recreation areas will be developed by or before 70% of the residential units have been sold. This is expected to be within the first 15 months of the project.

6. Statement describing project phasing, if proposed. Phases shall be:

a) Substantially and functionally self-contained and self-sustaining with regard to access, parking, utilities, open spaces, and similar physical features; capable of substantial occupancy, operation, and maintenance upon completion of construction and development.

b) Arranged to avoid conflicts between higher and lower density development.

c) Properly related to other services of the community as a whole and to those facilities and services yet to be provided.

d) Provided with such temporary or permanent transitional features, buffers, or protective areas as may be required to prevent damage or detriment to any completed phases and to adjoining properties not in the Planned Development.

The project is planned to be developed in three phases with the first phase to include the boulevard entrance and thirteen of the 46 total lots. Phase two would complete the main road through the development and add an additional thirteen lots as well as a good share of the parks and open space in the development. The final phase would complete the remaining alleys and add the final twenty one lots in the development as well as the remainder of the open space and recreation areas.

If the market allows a higher rate of development one or more of the proposed phases may be combined for efficiencies of construction and development. In all cases, it is expected that the total build out of the three phases will be complete within 24 months of its start, assuming the economic conditions and growth in the community continue as they are expected.

7. An impact statement containing an analysis of the social, environmental and economic impact of the proposed development on the City of The Dalles.

The project has great potential to have significant positive impacts in many areas. The project will seek to maintain high environmental standards during the construction phase in addition to incorporating green building materials and approaches to the construction of the houses.

Economically the project will have significant impacts on the community. First, it will provide significant construction employment during the construction period. Total construction costs are expected to be between \$12 and \$15 million over the estimated 24 month period. Secondly, the tax base created through this development will generate an ongoing cash flow of property taxes, utility fees and other associated economic benefits. Property taxes alone should generate over \$240,000 annually.

In addition to the narrative requirements specified in Section 9.050.040: Conceptual Development, the Detailed Development Plan shall include:

a) Proposals for setbacks or building envelopes, lot areas where land division is anticipated, and number of off-street parking spaces to be provided (in ratio to gross floor area or number of units).

Setbacks will vary depending on the specific lot and the house on the lot. Generally the side setbacks will be no less than 5 feet on sides and a minimum of 18 feet on the garage side of the house to allow for additional parking in the approach driveway.

Off-street parking is provided in two categories, one for guest to the development and the balance for residents. Off-street parking for guests totals 34 spaces and residents will

have 184 spaces for a total of 218 total off-street parking spaces. This calculates to an average of 4.74 parking spaces per unit of housing.

b) Detailed statement outlining timing, responsibilities, and performance guarantees for all public and non-public improvements such as irrigation, private roads and drives, landscape, and maintenance.

All components of the planned project will be developed during the phased development of the project. The exact timing of the phases depends on the market success of the project, with the expected time being 24 months from start to finish.

c) Statement addressing compatibility of proposed development to adjacent land uses relating to such items as architectural character, building type, and height of proposed structures.

The proposed development is the expansion of an existing residential area (Ericksen's Addition). The development will comply and integrate well with the zoning of low density residential development. While the homes will be new, the proposal is to develop the neighborhood in the concept of "new urbanism" which is a return to neighborhoods of earlier years.

New Urbanism is a community design philosophy that favors the return of new-home development with such traditional features as prominent front porches, backyard garages, multi-use buildings and housing clustered near commercial service areas. A more comprehensive description is below:

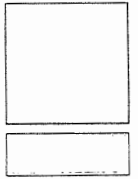
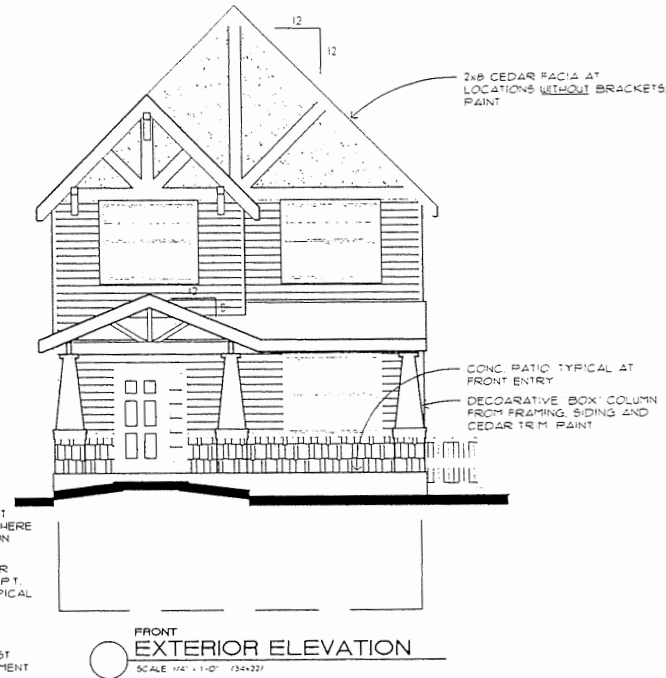
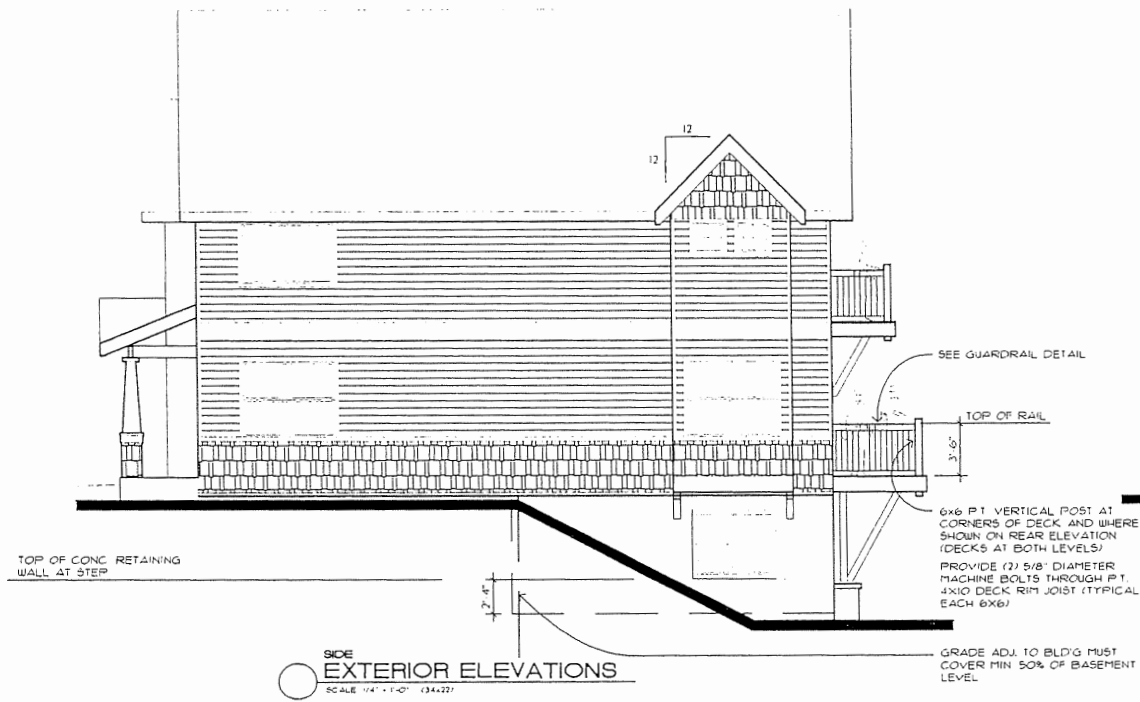
A concise definition doesn't come easily. The ideology of new urbanism addresses the creation and revitalization of neighborhoods from a comprehensive perspective to include places to live, work, shop, learn and play all within walking distance. Quality of life is a big issue in developing these types of projects.

Over a 100 years ago, Camillo Sitte in Vienna helped form the foundation for new urbanism. He incorporated the design principals of classical cities throughout Europe and the ascetics of the ancient Greek Forum. This new approach to development began to emerge in the United States only a few years ago and is seeing several paths to employing the new urbanism ideology.

Many variations of new urbanism are appearing in suburbs, cities and in-fill locations. The psychology factor behind new urbanism is to promote a lifelong investment in one's community and ultimately create a better place to live. New urbanistic developments feature things like houses with big front porches to encourage people to sit on the stoop and visit with the neighbors. It incorporates open spaces for kids to play in groups near tree lined sidewalks and streets. The movement sways from designing insulated places that limit you to driving from home to work to the grocery store and then back home, without any face-to-face contact with your neighbors or your local shop keepers. The ideology at its utmost

success connects our private lives to our daily habits and draws the public to mixed land uses into these aesthetically pleasing neighborhood. In short, the goal is to promote face-to-face interaction amongst diverse people and a sense of community in a comfortable, reassuring place.

This trend of community planning in the United States is based on the development patterns used prior to World War II. However, few existing projects encompass a Town Center, a large retail component developed as the mainstreet focal point of a planned community. The Town Center is an integral part of creating a neighborhood in which the residents live, shop and work. There is a movement amongst national retailers to set up shop along these newly created mainstreet settings. National chains are finding they have the same conveniences found in malls and strip centers, however Town Centers offer a captivated audience from the housing surrounding their stores.



AVALON
ARCHITECTURE
PLANNING
LAND
DEVELOPMENT

11525 NE 58th ST, SUITE 1150
VANCOUVER, WA 98662
Tel 360 696 4945
FAX 360 254 3334

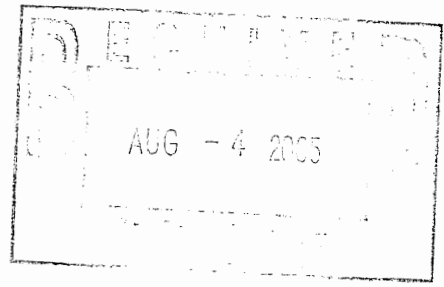
SCHEMATIC DESIGN PHASE
MILL CREEK CROSSING
PLANNED UNIT DEVELOPMENT
THE DALLES, OREGON
DESIGN STRUCTURES

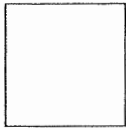
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Date issued 08/21/2005
Avalon Project # 03-024
Drawing # 05-0344-04G
FOR REVIEW ONLY
07/19/2005 REVIEW

EXTERIOR
ELEVATIONS - "C"

A3.1
SCHEMATIC PHASE





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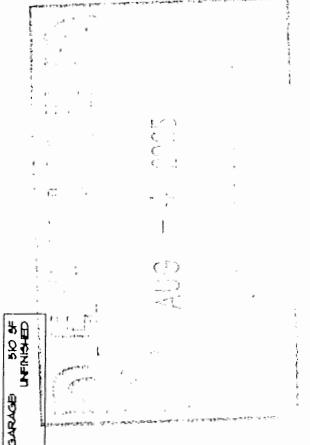
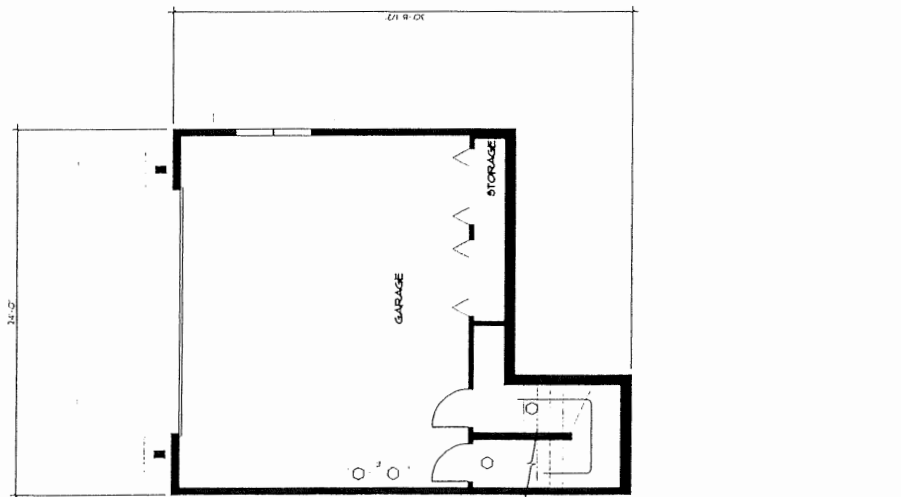
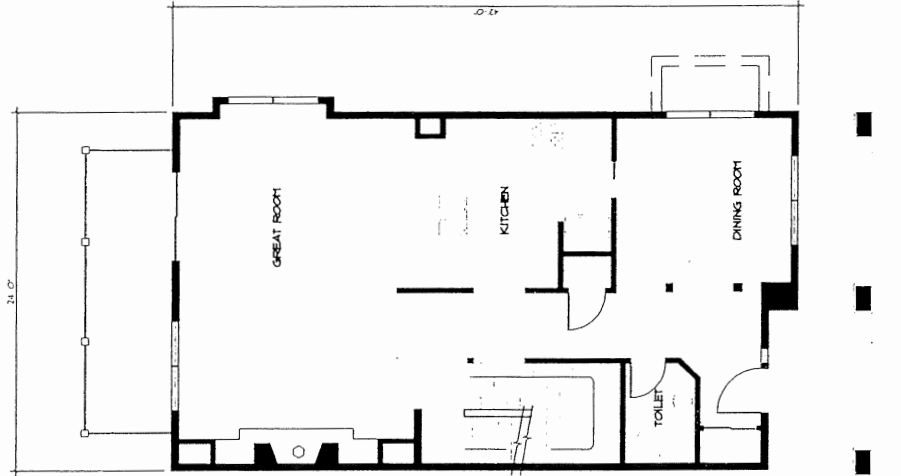
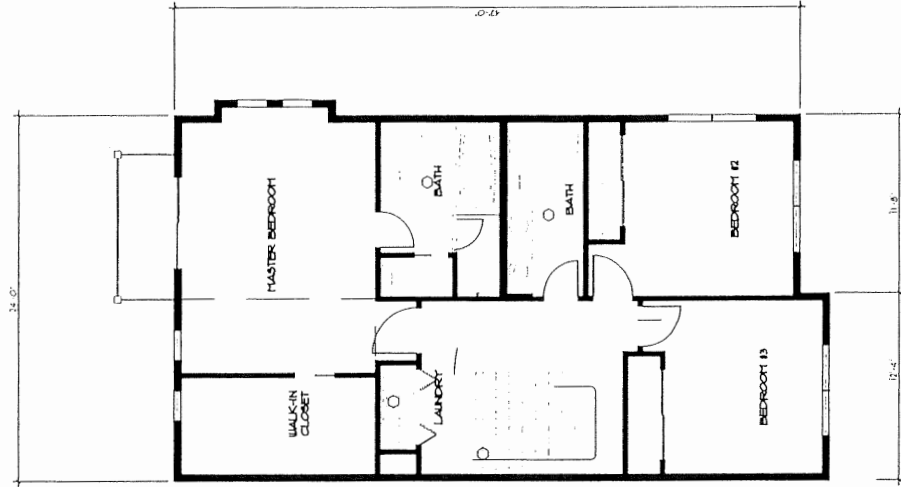
1800 N. 98th St. Suite 1000
Portland, OR 97217
P: 503.688.4145
FAX: 503.254.3334

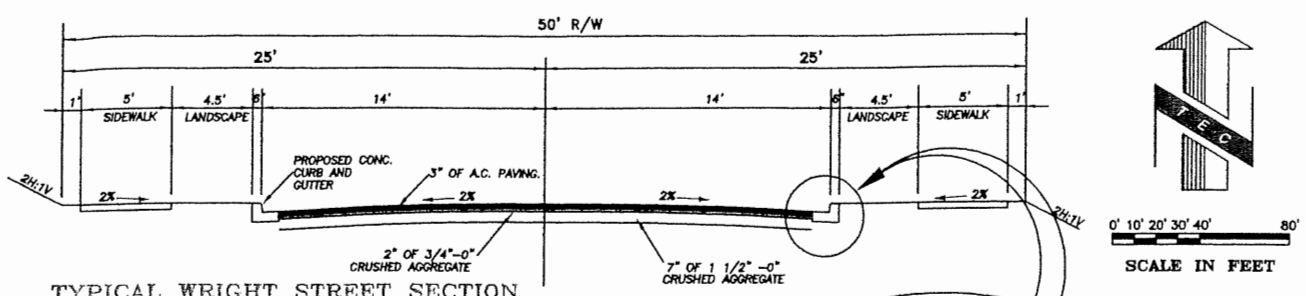
SCHEMATIC DESIGN PHASE
MILL CREEK CROSSING
PLANNED UNIT DEVELOPMENT
THE DALLES, OREGON
DESIGN STRUCTURES

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DATE: 08/27/2003
AVALON Project / 03-034
Prepared / 03-034.DWG
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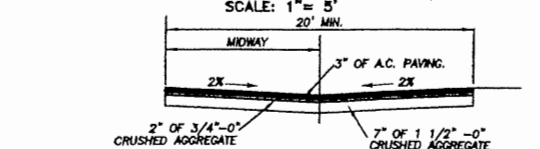
FLOOR PLAN
C

A2.1
SCHEMATIC PHASE

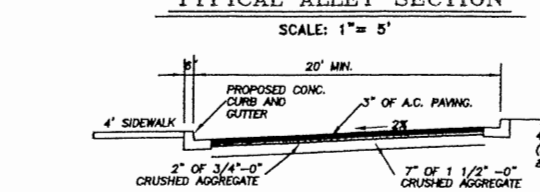




TYPICAL WRIGHT STREET SECTION



TYPICAL ALLEY SECTION



TYPICAL JORDAN STREET SECTION

LEGEND:

- MH MANHOLE
- (-) --- EXISTING SANITARY SEWER
- (-) --- PROPOSED SANITARY SEWER
- (-) --- EXISTING STORM SEWER
- (-) --- PROPOSED STORM SEWER
- CB CATCH BASIN
- CO CLEAN OUT
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- F.H. FIRE HYDRANT
- W.V. WATER VALVE
- B.O. BLOW-OFF VALVE
- GAS --- NATURAL GAS LINE
- TEL OVERHEAD TELEPHONE CABLE
- UGT UNDERGROUND TELEPHONE CABLE
- FOG FIBER OPTIC TELEPHONE CABLE
- CTV --- CABLE TELEVISION LINE
- OVE --- OVERHEAD ELECTRIC POWER LINE
- UE --- UNDERGROUND ELECTRIC POWER LINE
- PP --- EXISTING POWER POLE
- LP --- EXISTING LIGHT POLE
- X --- EXISTING FENCE LINE
- TP TELEPHONE RISER
- GM GAS METER
- EM ELECTRICAL METER
- WM WATER METER
- 100 --- EXISTING CONTOUR LINE
- 100 --- PROPOSED FINISHED CONTOUR LINE

UTILITIES:

- POWER:**
NORTHERN WASCO CO. P.U.D.
2345 RIVER ROAD
THE DALLES, OR. 97058
PH. (541) 298-2228
CONTACT: BRIAN WINTERS
- WATER/SEWER:**
CITY OF THE DALLES,
PUBLIC WORKS DEPT.
1900 W. 6TH STREET
THE DALLES, OR. 97058
PH. (541) 508-2021
CONTACT: DALE McCABE,
CITY ENGINEER
- TELEPHONE:**
SPRINT TELEPHONE COMPANY
285 WEBBER STREET
THE DALLES, OR. 97058
PH. (541) 298-3449
CONTACT: DAVE JOHNSON
- TELEVISION:**
CHARTER COMMUNICATIONS, INC.
409 UNION STREET
THE DALLES, OR. 97058
PH. (541) 298-1148
CONTACT: DAN WALLACE

GAS:

NORTHWEST NATURAL GAS CO.
309 E. 2ND. STREET
THE DALLES, OR. 97058
PH. (541) 298-2229
CONTACT: MINDIE THAYER

BUILDING OFFICIAL:

OREGON BUILDING CODES AGENCY
2705 EAST SECOND STREET,
THE DALLES, OREGON 97058
PH. (541) 298-4481
CONTACT: MARION "SKIP" SMITH
BUILDING OFFICIAL

PLANNING JURISDICTION:

CITY OF THE DALLES
313 COURT STREET,
PLANNING & ECONOMIC DEVELOPMENT
THE DALLES, OREGON 97058
PH. (541) 298-5481 EXT. 1128
CONTACT: DAN DUROW, DIRECTOR

FIRE PROTECTION:

MID-COLUMBIA FIRE AND RESCUE
1400 WEST 8TH. STREET,
THE DALLES, OREGON 97058
PH. (541) 298-9443
CONTACT: STU NAGEL, FIRE MARSHALL
JOE RICHARDSON, CHIEF

PHASE INFO:

PHASE 1	LOTS 1-13	= 13 LOTS
PHASE 2	LOTS 14-26	= 13 LOTS
PHASE 3	LOTS 27-46	= 20 LOTS
TOTAL		46 LOTS

LEGEND:

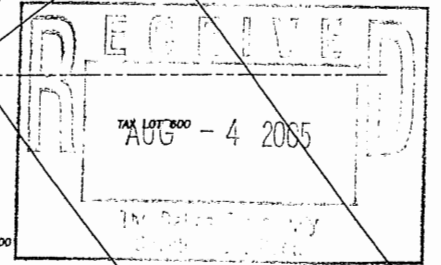
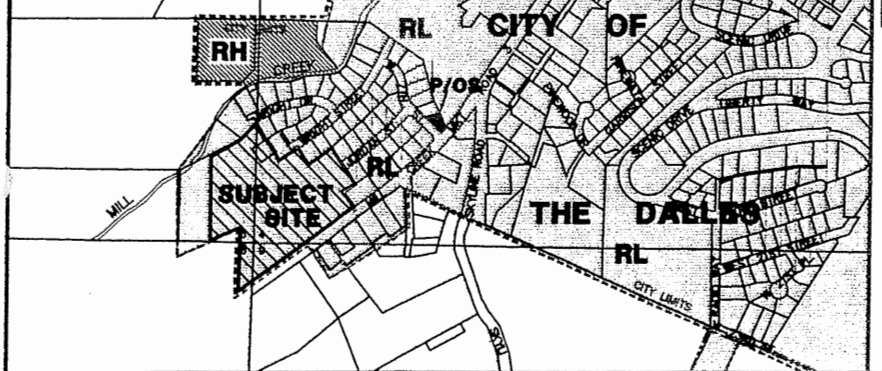
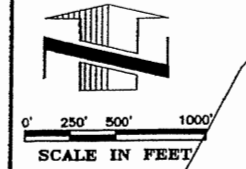
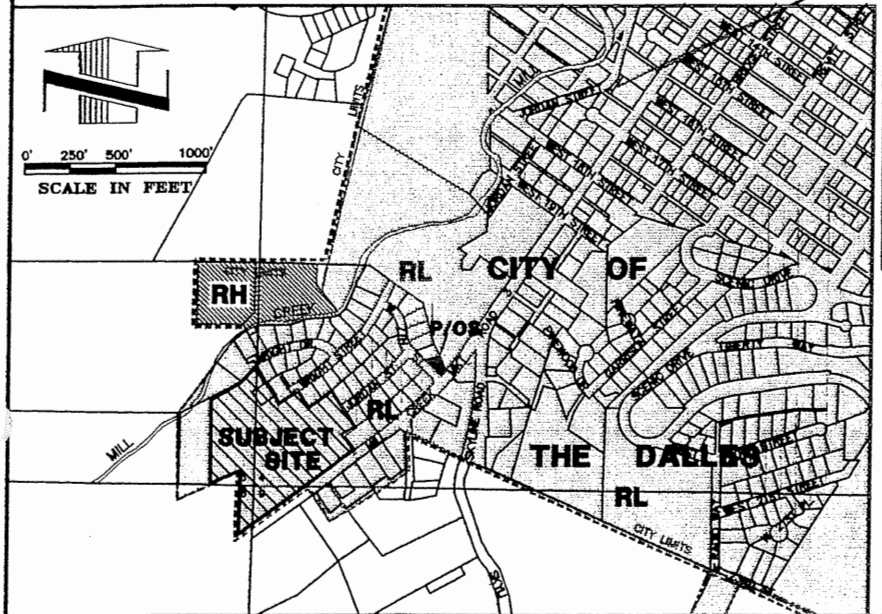
- ASPHALT PAVING
- CONCRETE SIDEWALK
- LANDSCAPING

NOTES:

- THIS PARCEL HAS NO SIGNIFICANT NATURAL FEATURES SUCH AS CREEKS, STREAMS, PONDS, RIPARIAN AREAS, AND EXISTING NATIVE, ORNAMENTAL, OR ORCHARD TREES HAVING A TRUNK DIAMETER OF 14 INCHES OR MORE AT A POINT 5 FEET ABOVE THE NATURAL GRADE.
- STORMWATER GENERATED BY THE ROADWAYS WITHIN THIS DEVELOPMENT WILL BE COLLECTED IN CATCH BASINS AND CONNECTED TO THE EXISTING STORM SEWER IN JORDAN AND WRIGHT STREETS. STORMWATER FROM ROOFS WILL BE DETAINED AND INFILTRATED ON EACH LOT AS A RECOGNIZED BEST MANAGEMENT PRACTICE (BMP).
- JORDAN STREET AND ALL ALLEYS WILL BE PRIVATE ROADS WITHIN EASEMENTS.
- ALL PRIVATE ROADS, GREEN SPACE AND COMMON AREA TO BE IN A TRACT OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

LAND INFO:

PARCEL: PORTION OF PARCEL 1, PARTITION PLAT 2005- & WHICH IS A PORTION OF TAX LOT 1700, MAP 1N-13-5.
ZONING: RL (LOW DENSITY RESIDENTIAL)
PARCEL SIZE: 7.67 AC. (APPROXIMATE)
No. OF UNITS: 46
GROSS DENSITY: 5.99 UNITS/ACRE
AVG. LOT SIZE: 4,599 S.F.

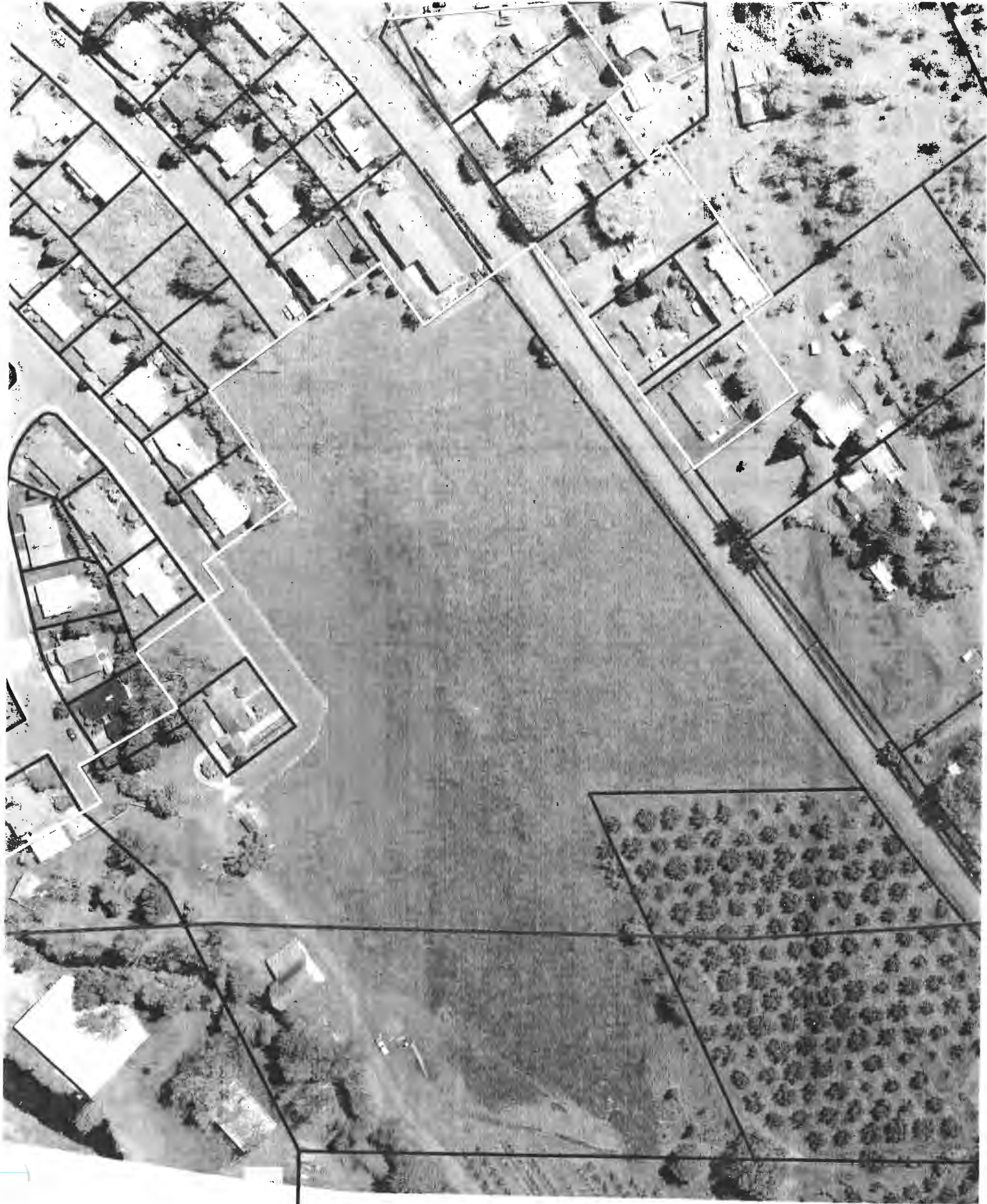


OWNER:
MARILYN G. ERICKSEN
2531 WRIGHT STREET,
THE DALLES, OREGON. 97058
PH. 298-3288

DEVELOPER:
DESIGN STRUCTURES, LLC
3591 KLINDT DRIVE, SUITE 200
THE DALLES, OREGON. 97058
PH. (541) 296-5440
ATTN: MIKE ZINGG

Date	No.	Revisions	By	App.
PRELIMINARY PLAN				
MILL CREEK CROSSING				
PLANNED UNIT DEVELOPMENT				
PORTION OF TAX LOT 1700, MAP 1N-13-5				
FOR DESIGN STRUCTURES, LLC				
IN THE SW 1/4, SECTION 4, TWP. 1 N., RANGE 13 E. W.M.				
THE DALLES, WASCOCO COUNTY, OREGON				
TENNESON ENGINEERING CORP.				
CONSULTING ENGINEERS				
408 LINCOLN STREET				
THE DALLES, OREGON 97058				
541-298-9177 FAX 541-298-8857				
Survey	Calculation	Design	Date	Scale
B.R.H.	B.B.B.	T.E.C.	8/04/2005	1"=40'
Drawn	Check	Checked & App.	Work Order No.	Sheet
S.D.H.	11707pre2	11707		1 of 1





↖

**RESOLUTION NO. P.C. 452-05
ADOPTING PUD 11-05 OF DESIGN STRUCTURES LLC
TO DEVELOP 7± ACRES FOR A RESIDENTIAL PLANNED
UNIT DEVELOPMENT, INCLUDING APPROXIMATELY 46 LOTS AND
ASSOCIATED OPEN SPACES. THE DEVELOPMENT WILL BE BUILT IN A
PLANNED FASHION TO MAXIMIZE THE POTENTIAL OF THE SITE. THE
PROPERTY IS LOCATED ON MILL CREEK ROAD AND IS FURTHER DESCRIBED
AS 1N 13E 5, TAX LOT 1700.**

RECITALS:

- A.** The Planning Commission of the City of The Dalles has on September 1, 2005 conducted a public hearing to consider the above request for property located on Mill Creek Road and further described as 1N 13E 5, tax lot 1700. Property is zoned "RL" – Residential Low Density.
- B.** A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C.** Staff's report of PUD 11-05 and the minutes of the September 1, 2005 Planning Commission meeting, upon approval, provide the basis for this resolution and are incorporated herein by reference.

II. RESOLUTION:

Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A.** In all respects as set forth in Recitals, Part "I" of this resolution.
- B.** Planned Unit Development application 11-05 is hereby tentatively approved with the following conditions:
 1. The submission of a final planned development and subdivision plat meeting all the requirements of the Land Use Development Ordinance and the conditions listed here.
 2. Applicant must get approval from the City Engineer and Wasco County Road Department for construction plans for all public street improvements, including the intersection of Mill Creek and from the City Engineer for all other public improvements. Both the design and details must obtain approval.
 3. The applicant shall submit and obtain approval from the City Engineer and Wasco County Road Department for as built construction plans for all public street improvements and from the City Engineer for all other public improvements prior to final plat approval.
 4. Applicant will be required to improve Wright Street from its current southern end to a point to be agreed upon between the applicant and the City.
 5. Sidewalks adjacent to lots 12 through 16 along both sides of Wright Street to be built prior to plat approval. The sidewalk from the Mill Creek Road access point to 23rd shall be built prior to plat approval. Other sidewalks may be built at the time of the street improvement or postponed until the individual site is developed, with a waiver of remonstrance for each lot filed with the final plat. Sidewalks will be a minimum of 5 feet in width.

6. Completion of a traffic study acceptable to the City Engineer.
7. Approval of access to Mill Creek is deferred pending review of the traffic study and grade and visibility analysis.
8. Applicant will provide a sidewalk along the western side of Mill Creek Road from the northern point of the access road to 23rd Street.
9. Dedication will be required for Public Utility Easements of 5 feet adjacent to all public right of ways.
10. Completion of minor partition currently pending with Wasco County to delete portions of this tax lot inside the National Scenic Area.
11. Annexation will be required.
12. Provide a performance guarantee per the provisions of Section 9.040.060 (I) satisfactory to the City Attorney.
13. All utilities will be underground.
14. Open spaces will be provided equal to at least 30% of development site. A home owners or other similar organization to manage the common areas.
15. Submission of a revised tentative subdivision plat to reflect items required by the Planning Commission and as noted by the City Engineer.

PROCEDURAL RECOMMENDATIONS:

16. Staff further recommends that if the applicant is required to submit a revised tentative plat, the staff be allowed to administratively determine if the resubmitted plat meets the conditions set out by the Planning Commission and give tentative approval without returning to the Planning Commission.
17. At the time of final plat submission, staff recommends the Planning Commission delegate to staff the decision to accept the final plat.

2. APPEALS, COMPLIANCE, AND PENALTIES

- a. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 3.020.080 of the Land Use and Development Ordinance, and must be filed with the City Clerk within ten (10) days of the date of mailing of this resolution.
- b. Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this permit.
- c. All conditions of approval must be met within the time limits set by this resolution or by ordinance. Failure to meet any condition will prompt enforcement proceedings that can result in: 1) permit revocation; 2) fines of up to \$500.00 per day for the violation period; 3) a civil proceeding seeking injunctive relief.

The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 2nd DAY OF SEPTEMBER 2005

Bruce Lavier, Chairman
Planning Commission

I, Daniel C. Durow, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 1st of September 2005.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST: _____
Daniel C. Durow, Community Development Director
City of The Dalles