

RESOLUTION NO. P.C. 138-90

A RESOLUTION APPROVING SITE PLAN REVIEW NO. 96-90
TO ALLOW AN ADDITION AND REMODEL TO THE
EXISTING FRED MEYER IN A "CG" GENERAL COMMERCIAL DISTRICT

I. **RECITALS:**

- A. The Planning Commission of the City of The Dalles has heretofore, on October 16, 1990, conducted a public hearing to consider Site Plan Review No. 96-90 relating to the following described property:

1215 West 6th Street, described as Township 2 North, Range 13 East, Section 33D, tax lot 3000.
- B. Said property is located in the "CG" General Commercial District. Applicant requests approval for addition and remodel to an existing Fred Meyer.
- C. Section 14 of Zoning Ordinance No. 80-986 governs development in general commercial districts.

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. the application requesting approval of Site Plan Review No. 96-90 in the "CG" General Commercial District is hereby approved, with conditions based upon the following Finding of Fact and Conclusion of Law:
- C. **Conditions:**
 - 1. A portion of Terminal Avenue shall be vacated from a point approximately 50' north of the northern right-of-way intersecting with West 6th Street, northerly, to its terminus.

2. The water main line located along Terminal Avenue shall be relocated and free of any structural development. Developer shall grant the City a 15' easement centered on the new water main.
3. All storm sewer system improvements shall be installed, owned, and maintained by the developer.
4. All connections to the City sewer and storm sewer system will include raising manholes to grade by the developer, with prior notice to the City.
5. Plans indicating improvements in conditions 2 through 4 above, shall be submitted to the Utilities Department for review prior to construction.
6. A 50' right-of-way will be required along West 5th Place; this being a minimum standard for a local street. The developer shall dedicate one half of the required 50' right-of-way from the center line of West 5th Place. From its intersection with Terminal Avenue, the new right-of-way width shall increase on a curve to meet the existing 60' right-of-way at the intersection of Terminal and West 6th Street.
7. Developer shall improve street with curbs and one sidewalk up to and including the east side of the access drive as follows:
 - a. A 6" curb along the existing south right-of-way of 5th Place with curb cuts as necessary to access adjacent properties.
 - b. The 37-1/2' right-of-way shall be paved to include the 6" south curb, 6" north curb and 5' north sidewalk.
 - c. An average grade change from the existing intersection of West 5th Place and Terminal to the east side of the access drive shall be established to meet City road standards.
 - d. No parking shall be allowed along either side of West 5th Place and shall be indicated by "no parking" signs.
8. Sidewalks, curbs, storm and sanitary sewers, and other public improvements must be improved to City Standards by the developer.
9. All signage shall require a sign permit prior to installation.

10. A nonremonstrance agreement shall be signed by the developer to allow for future street improvements along West 5th Place.
 11. Prior to construction, a revised site plan and landscape plan reflecting all conditions shall be submitted for review and approval by the Planning Director.
 12. Any additional lighting shall be arranged to direct light away from adjoining properties.
 13. Conditions one (1) through twelve (12) above shall be completed prior to occupancy.
- D. Zoning Ordinance: The use complies with the Zoning Ordinance as it is determined to meet all requirements and standards set forth in sections 14 and 29 of the Ordinance.

E. Findings:

1. By providing diversity in the communities economic base, the proposal is consistent with Goal 9 of the City of The Dalles Comprehensive Plan.
2. To insure consistency with the Goal 12 policies of the Comprehensive Plan, the proposed realignment of Terminal Avenue must be considered in context with the necessary 6th Street bypass.
3. The proposal is consistent with development standards set forth in Section 14 of the Zoning Ordinance.
4. Eliminating one curb cut on West 6th Street will help to alleviate traffic congestion.
5. A total right-of-way width of 50' will be required for development of West 5th Place. Developer shall dedicate 25' from center line and shall improve the resulting 37-1/2' street width. The remaining 12-1/2' south of West 5th Place will be acquired at a future date.
6. The parking lot expansion is designed to avoid traffic congestion.
7. Sidewalks and curbs will be installed by the developer to insure pedestrian safety.

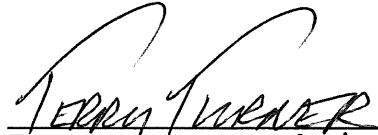
8. The water main line under Terminal Avenue will be relocated by the developer. The new route must not include structural development and a 15' easement centered on the line will be granted to the City for maintenance purposes.
9. The proposal will not adversely effect surrounding properties. The adjacent apartment complex will maintain access and access potential for vacant lands east of the proposal will not be compromised.
10. Lighting indicated on the site plan is standard for parking lot illumination. Because of the proximity of the adjacent apartments, this criterion should be added as a condition of approval.
11. According to the Sign Ordinance, no additional free standing signs would be allow. Flush mount signage would not appear to inhibit traffic safety.
13. The applicant states that relocation of an existing "Safeway" billboard will conform to O.D.O.T. standards.
14. Vacation of Terminal Avenue is necessary as a condition of approval.
15. All public improvements to be made shall meet all City standards, with proper documentation and review.
16. The Commission may require bonding to insure timely and acceptable public improvements are made.

F. Conclusion: The proposed use meets all applicable criteria of the City of The Dalles Comprehensive Plan and Zoning Ordinance.

1. The request is for an addition and remodel in the CG General Commercial District.
2. The request complies with the standards for commercial development and is subject to site plan review approval.
3. The request complies with the City of The Dalles Comprehensive Plan.

4. With conditions, the request complies with the site plan review standards of Section 29.
- G. The Secretary of the Commission shall (a) certify to the adoption of the Resolution and (b) forthwith transmit a copy of the said Resolution to the City Council of the City of The Dalles.

APPROVED AND ADOPTED THIS 1st DAY OF NOVEMBER, 1990.



Terry Turner, Chairman
Planning Commission

I, Scott Keillor, Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the Planning Commission of the City of The Dalles, held on the 1st day of November, 1990.

AYES: Rod Runyon, Terry Turner, Steven Day, Walter Hoffman and Ken Farner

NOES:

ABSENT: Carol Cutler and Carri Ramsey

ABSTAIN:

ATTEST: 

Secretary, Planning Commission