

RESOLUTION NO. P.C. 126-90

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF THE DALLES APPROVING SITE PLAN NO. 94-90  
FOR CONSTRUCTION OF A SPEC BUILDING FOR THE  
PORT OF THE DALLES, IN THE M-2 DISTRICT

I. **RECITALS:**

- A. The Planning Commission of the City of The Dalles has heretofore, on June 21, 1990, conducted a public hearing to consider Site Plan No. 94-90 relating to the following described property:

West of and adjacent to Crates Way, approximately 600 feet west of it's intersection with River Road and described as Lots 4 and 5, Block 1, The Dalles Industrial Center, Subdivision No. 2.

- B. Said property is located in the Heavy Industrial and Manufacturing (M-2) District and the property is currently vacant.
- C. Section 29 (Site Plan Review) of The Dalles Zoning Ordinance establishes a procedure for approving site plan applications.
- D. The Port of The Dalles proposes to construct a spec building and seek a client to purchase the property for general industrial manufacturing use.

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 no. 94-90 for construction of a spec building is hereby approved based upon the following Findings of Fact and Conclusions of Law:
1. Zoning Ordinance: The use complies with The Dalles Zoning Ordinance as it is determined to meet all M-2 Zone design and site plan approval standards as established in Chapter III, Section 16 (F) and Chapter X, Section 29 (E).

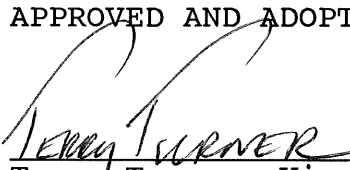
2. Findings:

- a. The Planning Commission has determined that the proposed use is permitted in the M-2 District as set forth in Chapter III, Section 16.2 (A) of The Dalles Zoning Ordinance.
- b. No outdoor storage is proposed at the time of site plan review.
- c. The entire property will be paved with the exception of designated landscaped areas.
- d. No public nuisance will be created by noise within the designated industrial area. Landscaping will aid in buffering any potential nuisance from noise.
- e. Odorous, toxic, or noxious matter will not be produced in such quantities as to be detectible outside the property lines. Dust problems will be eliminated by paving and landscaping.
- f. No waste storage facilities are proposed and slaughter of animals or rendering fats are not allowed in the zone, thus maintaining the grounds in a manner which will not attract or aid the propagation of insects or rodents or creating health or fire hazards.
- g. Traffic congestion is avoided by having two separate access points and paved areas circumventing the entire proposed manufacturing building.
- h. Pedestrian and vehicular safety and welfare are protected by sidewalks along Crates Way, along the primary building entry, and a sidewalk linking the rear parking area to the building, reducing conflicts between pedestrian and vehicular traffic.
- i. No significant features and public amenities are identified on the site.
- j. There will be minimal adverse effect on surrounding properties as the subject property is located in the heart of a designated industrial center.

- k. Lighting is arranged to direct light to the interior of the lot and is directed away from adjoining properties.
  - l. No signs are proposed at the time of site plan review as no specific use has been identified.
  3. Conclusion: The proposed use of a spec building for general industrial manufacturing complies with all site plan criteria and M-2 design standards.
- C. Based upon the above Findings of Fact and Conclusion of Law, the Planning Commission for the City of The Dalles hereby grants approval of the site plan with the following conditions of approval:
1. All outdoor storage shall be effectively screened from view from all public ways. If the 6' chain link fence is to be employed for this purpose, slatting the fence to 85% sight obscuring effectiveness shall be required.
  2. Any manufacturing use that creates emissions of odorous, toxic or noxious matter detectible outside of the property lines shall be prohibited.
  3. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards.
  4. Any proposed use with more than 46 employees during any one shift shall require designation of 1.2 additional parking spaces per employee. In addition, one space for every 500 square feet of office or customer receiving area shall be required.
  5. A designated crosswalk from the rear (western) parking lot to the rear of the building shall be required to reduce potential conflicts between pedestrians and vehicular traffic.
  6. Proposed signs will not interfere with traffic or limit visibility by size, location or illumination.
  7. Compliance with the requirements of the City Fire Marshal.

8. A minimum DCVA (Double Check Valve Assembly) will be required to isolate the fire line from interior domestic service.
  9. All installations and construction shall comply with established City standards and specifications.
- D. 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 21ST DAY OF MAY, 1990.

  
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Terry Turner, Vice-Chairman  
Planning Commission

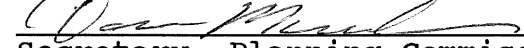
I, Dan Meader, Acting City Planner and Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the Regular Meeting of the Planning Commission of the City of The Dalles held on the 21st day of June, 1990.

AYES: Terry Turner, Carol Cutler, Carri Ramsey, Rod Runyon

NO'S: None

ABSENT: Ken Farner

ABSTAIN: None

ATTEST:   
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Secretary, Planning Commission