

RESOLUTION NO. P.C. 123-90

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES, APPROVING SITE PLAN NO. 93-90 FOR THE CONSTRUCTION OF A 31,000 SQUARE FOOT RETAIL CENTER

I. **RECITALS:**

- A. The Planning Commission of the City of The Dalles has heretofore, on May 17, 1990, conducted a public hearing to consider site plan no. 93-90 relating to the following described property:

3300 Block of West 6th Street; Township 1 North, Range 13 East, Section 29DD, tax lot number 1600.

- B. Said property is located in the General Commercial District (CG). Applicant proposes to construct a 31,000 square foot retail center. Retail facilities are a permitted use in the CG district.
- C. Section 29 (Site Plan Review) of The Dalles Zoning Ordinance establishes a procedure for approving site plan applications.

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. 93-90 for a retail facility is hereby approved with conditions 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 CG 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 CG District as set forth in Chapter III, Section

14 (A) of The Dalles Zoning Ordinance which allows retail uses. Specifically, Section 14.2 (A) 11 states: "Retail uses, including but not limited to, apparel, furniture, appliances and other major household articles, variety goods, sporting goods, stationery, toys, art goods, flowers and other plants, and boutiques."

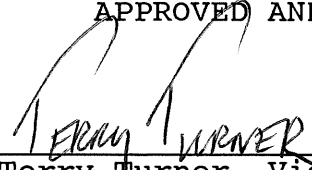
- b. Storage areas at the rear of the building are obscured from view by a 5 foot cyclone fence with slatting of fence to 85% obscuring effectiveness.
- c. The southeast corner of the site will be left in a semi-natural state including several existing trees but will be maintained for a neat appearance.
- d. Excessive noise will not be created by the proposed use and the building will buffer the adjacent residential district from automotive traffic.
- e. The proposed use will not generate intense heat or glare.
- f. The site plan provides for paving of parking and traffic areas which will eliminate dust and dumpsters will protect against odors and provide waste storage.
- g. The facility exceeds required off-street parking by 109 spaces.
- h. Required landscaping is exceeded by 6,125 square feet.
- i. The applicant testified that the size of the proposed building and the intended local market will not create traffic congestion.
- j. West Sixth Street is a State Highway and the Oregon State Highway Department is responsible for reviewing traffic impacts of development proposals and recommending road improvements.
- k. A condition of approval is the construction of sidewalks along West Sixth Street which will improve pedestrian safety.

- l. No significant features or public amenities will be impacted.
  - m. Impact on surrounding property will be minimized as there will be no access into the residential neighborhood to the south. Surrounding commercial areas will benefit from the increased retail oriented traffic.
  - n. The lighting plan shows the lighting fixtures are erected toward the center of the property.
  - o. A condition of approval is that the property must comply with City and State sign ordinance requirements.
  - p. Public improvements must comply with City specifications and be designed by a registered civil engineer.
3. Conclusion: The proposed use complies with all site plan criteria and CG design standards.
- C. Based upon the above Findings of Fact and Conclusions of Law, the Planning Commission for the City of The Dalles hereby grants approval of the site plan, subject to the following conditions of approval:
1. Construction of sidewalks and curbs along West Sixth Street to City specifications, along with the widening of West Sixth Street as shown on the site plan.
  2. Install fire hydrants as required by the City Fire Marshal.
  3. All properties must meet City and State Sign Ordinance requirements.
  4. Applicant must meet the Oregon State Highway Division specifications conditions for drainage and road construction on West Sixth Street.
  5. Applicant must meet specification requirements of the Utilities Department for sanitary sewer lines and connections.
  6. The City Engineer shall review and approve all plans prior to construction.

7. Work on public improvements shall not commence until after the Site Plan is approved.
8. All public improvements shall be constructed in accordance with City of The Dalles standards or as specified by the City Engineer.
9. If public improvements are to be constructed by the applicant, the City Engineer shall design and oversee the construction at the applicant's expense, or the applicant shall furnish proof acceptable to the Planning Director that a civil engineer registered in the State of Oregon shall design, prepare plans, oversee construction, and provide a certificate of completion to the City that all design standards have been met.

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 JUNE, 1990.

  
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Terry Turner, Vice-Chairman  
Planning Commission

I, Dan Meader, Interim 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