

RESOLUTION NO. P.C. 118-90

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF THE DALLES APPROVING SITE PLAN NO.
91-90 FOR THE CONSTRUCTION OF A TRUCK
STORAGE AND TRANSFER COMPANY

I. **RECITALS:**

- A. The Planning Commission of the City of The Dalles has heretofore, on April 5, 1990, conducted a public hearing to consider site plan No. 91-90 relating to the following described property:

The corner of West First Street and Webber Road;
Township 2 North, Range 13 East, Section 33D, tax lot
number 101

- B. Said property is located in the M-2, Heavy Industrial and Manufacturing District. Applicant proposes to construct a truck storage and transfer company. Any storage use is permitted in the M-2 district subject to approval by the Planning Commission of a site plan.
- C. The truck storage and transfer facility will be used by United Parcel Service as a central point to store and ship parcels.
- D. 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. 91-90 for a truck storage and transfer company 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 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 (A) of The Dalles Zoning Ordinance which allows any storage use. Specifically, Section 16.2 (A) Principal Permitted Uses, states: "any manufacturing, processing, repair, research, assembly, wholesale or storage uses, excepting the manufacture of explosives, the slaughter of animals and the rendering of fats."
- b. No outdoor storage is proposed as all trucks and parcels will be stored inside the building.
- c. The landscaping plan shows that all unused property will be maintained with a non-irrigated hard fescue material.
- d. The level of noise should not be a public nuisance since there is an abundance of landscaping identified on the site plan which will buffer the surrounding area.
- e. The proposed use will not generate intense heat or glare.
- f. The site plan provides for the paving of all loading and storage areas which will eliminate any dust problem.
- g. The site plan shows the provision of a dumpster for waste storage.
- h. The applicant has stated that on the largest shift, they will have 36 employees and less than 500 square feet of customer receiving area. The Zoning Ordinance parking standards require 37 off-street parking spaces and the applicant is providing 68.
- i. The applicant has estimated that there will be approximately 62 van trips and six truck trips per day. The site plan provides for separate access ways for customer/employee parking and delivery vehicles. This should reduce potential traffic congestion.

- j. The site plan provides for pedestrian sidewalks which should improve current pedestrian safety. A condition of approval is to install crosswalks across West First Street and Bargeway Road.
- k. No significant features or public amenities will be impacted.
- l. The subject property is located in an M-2 Zone and is an allowed use. An adjacent business provides a similar service of truck storage and transfer. The access ways, however, are on separate roads which will reduce potential conflicts.
- m. The proposed lighting is located on the building at eave height and are 400 watt directional fixtures. The location of the building and landscaping will protect adjoining properties from the proposed lighting.
- n. The size and location of the proposed sign will not interfere with traffic or visibility.

3. Conclusion: The proposed use complies with all site plan criteria and M-2 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. Install crosswalks across West First Street and Bargeway Road at the intersection of Webber Road consistent with City policy.
- 2. Submit a detailed drainage plan and hydrology analysis that meets Utilities Department specifications.
- 3. Provide oil catch basins for vehicle maintenance area.
- 4. Paving must be completed prior to occupancy.
- 5. Landscaping must be completed by June 1, 1991.

6. Public improvements shall be completed by June 1, 1991.
 7. All utilities leading to and on the site of the facility must be installed underground.
 8. The building and fuel tanks must comply with the Fire Marshal's and Oregon Department of Environmental Quality's specifications.
 9. The area designated on the site plan as a future building cannot be built unless the water line and easement is relocated.
 10. Placement and construction of all water, sewer and storm sewer lines must comply with City 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 19TH DAY OF APRIL, 1990.



Terry Turner, Vice-Chairman
Planning Commission

I, Frank Kaminski, 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 19th day of April, 1990.

AYES: Terry Turner, Bud Earl, Ken Farner, Carol Cutler

NO'S:

ABSENT: Carri Morris Shirley Miller

ABSTAIN:

ATTEST: 

Secretary, Planning Commission