

RESOLUTION NO. P.C. 110-90

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF THE DALLES APPROVING
SITE PLAN NO. 83-89, A MAINTENANCE AND
STORAGE FACILITY FOR THE COUNTY ROAD
DEPARTMENT LOCATED AT 2705 HIGHWAY 30

I. **RECITALS**

- A. The Planning Commission of the City of The Dalles has heretofore, on December 7, 1989 and January 4, 1990 conducted a public hearing to consider site plan application No. 83-89 relating to the following described property:

Township 1 North, Range 13 East, Section 1, tax lot #800 and #801

- B. Said property is located in a M-1 light industrial district. Applicant proposes that offices, storage and maintenance facility be allowed. These uses are permitted outright in the M-1 district subject to an approved site plan.
- C. The existing structure known as the Greenline building was formerly the John Deere farm equipment dealership and has been vacant for several years. The applicant, Wasco County, proposes to use the site for an office, maintenance and storage facility.
- D. Section 29 (Site Plan Review) of The Dalles Zoning Ordinance establishes a procedure for approving or denying 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 application No. 83-89 for an office, maintenance and storage 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 M-1 design and Site Plan approval standards as established in chapter III, Section 15 (F) and Chapter X, Section 29 (E)
2. Findings:
 - (a) The Planning Commission has determined that the proposed use is a community facility site under Section 17 of The Dalles Zoning Ordinance. A Community Facilities Site is a principal permitted use in the M-1 Zone.
 - (b) A master site plan and narrative have been provided as required for parcels of land greater than five acres.
 - (c) The Dalles Comprehensive Plan, under Goal #9 - Policy #5 states that the City "Reserve industrial zones for industrial uses and uses compatible with industry. Exclude residential uses and commercial uses which are not compatible. Exception should be made by special permit to allow for a residence to house security personnel at an industrial site."
 - (d) Outdoor storage is proposed and is screened by landscaping and the configuration of buildings from East Second Street, which is the only public way from which the subject property is visible. The site plan shows that approximately 19,000 square feet has been dedicated to screened outdoor storage.
 - (e) The application stipulates that the County has and will continue to practice safe methods of storage of combustible materials and wastes.
 - (f) All of the property will be used except a small portion in the southwest corner of the property, which will be maintained.
 - (g) County staff have testified that there will be movement of heavy equipment but it is limited to approximately ten to fifteen

trucks daily. Most of the traffic will be light passenger cars and trucks and will use the west entrance.

- (h) According to the application and testimony, no activity causing intense heat or glare will be undertaken at the site.
- (i) All roadways within the site used for traffic circulation will be paved. Equipment storage areas will be covered by 3/4 inch gravel.
- (j) Most of the sand stored at the site will be placed within a covered shed. County staff have testified that the sand is partially wet and does not become air borne in windy conditions due to its weight and size.
- (k) The County has agreed to limit use of the eastern access to vehicles coming from or going to the east. This will be approximately 25% to 40% of all traffic.
- (l) The County will paint white fog lines on the exterior of the eastern access way and a yellow centerline. White arrows will clearly mark circulation patterns and a stop sign and crosswalks will be installed at the entrance to East Second Street.
- (m) No significant features or public amenities are located in the vicinity of this development.
- (n) Surrounding property consists of a mix of commercial and heavy industrial uses.
- (o) A waiver of remonstrance for future public improvements of East Second Street is required.
- (p) The site plan indicates that all property development standards are met including lot area and dimension, building height, yards and street access.
- (q) The off-street parking standards (Section 27) are silent on the requirements for Community Facility sites. The County was required to meet the same standards as other industrial and office uses which equates to a total of

40 spaces.

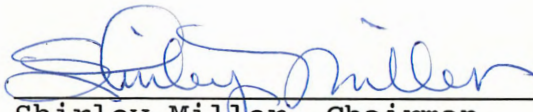
Conclusions:

1. The site plan application conforms to the City of The Dalles Zoning Ordinance, Comprehensive Plan and other applicable ordinances based on Findings (a), (b) and (c) which established that the use is a community facilities site and allowed as a permitted use.
 2. Traffic congestion in and adjacent to the site plan is avoided as determined by Findings (g) and (k).
 3. Pedestrian and vehicular safety and welfare are protected based on Finding (l).
 4. No significant features or public amenities are impacted based on Finding (m).
 5. There will be minimal adverse impact on surrounding property based on Findings (d), (g), (h), (i), (j), (k) and (n).
 6. A waiver of remonstrance for future public improvements is required.
 7. M-1 Zone design standards are complied with based on Findings (d), (e), (f) and (g).
 8. All landscaping and other development standards for the M-1 Zone are met based on Finding (p).
 9. Off-street parking standards for the M-1 Zone are met based on Finding (q).
- 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. Construct a system to re-capture waste oil resulting from vehicle repair.
 2. Sign a nonremonstrance agreement for the future improvement of East Second Street and possible construction of storm sewer system.

3. Submit a hydrology analysis for storm water drainage that meets City approval.
4. Access to the well head located near the northwest corner of the property must remain secure and the well head must remain safe from contamination.
5. The building must remain sprinklered and comply with all fire code requirements.
6. Submit a traffic control plan for approval by the City Community and Economic Development Department that will minimize conflict between road department traffic and the public parking area adjacent to the eastern access way to be completed no later than 30 days from approval.
7. Submit a final landscape plan that specifies plan species, location and irrigation methods to be completed no later than 30 days from approval.
8. Erect a flood light that illuminates the west parking area and is placed so as not to direct light on adjacent properties.
9. All roadways must be paved and all vehicles will be parked on 3/4 inch gravel. Paving must be completed before May 30, 1990.
10. Unless otherwise stated, all conditions of approval must be completed prior to occupancy.

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 18TH DAY OF JANUARY, 1990.



Shirley Miller, Chairman
Planning Commission

I, Jack Lesch, 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 18th day of January, 1990.


AYES: Shirley Miller, Terry Turner, Bud Earl, Ken Farner, Carri Morris, Carol
Cutler

NO'S: None

ABSENT: None

ABSTAIN: None

ATTEST:


Secretary, Planning Commission