

RESOLUTION NO. P.C. 158-91

A RESOLUTION APPROVING SITE PLAN REVIEW 109-91
TO ADD BUILDINGS TO AN EXISTING MINI-STORAGE
APPLICANT: ERIC WARD

I. **RECITALS:**

A. The Planning Commission of the City of The Dalles has heretofore, on February 21, 1991, conducted a public hearing to consider Site Plan Review 109-91 relating to the following described property:

1821 West 2nd Street, described as Township 2 North, Range 13 East, Section 33, tax lot 300.

B. Said property is located in a "M-1" Light Industrial and Manufacturing District.

C. Section 29 of Zoning Ordinance No. 80-986 lists site plan criteria.

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. Site Plan Review 109-91 is hereby approved with conditions based upon the following Finding of Fact and Conclusion of Law:

Finding A-1: Expansion of the subject business will help to improve the communities economic base, consistent with Goal 9 of the Comprehensive Plan.

Finding B-1: The request meets the development standards for the "M-1" zone.

Finding B-2: The applicant has constructed a 6 foot chain link fence around the perimeter of the property. Prior approval delays slatting to obscure storage until a caretaker moves on site to insure security.

Finding B-2.5: A condition requiring that outdoor storage be removed or screened by May 4, 1991 will bring the site into compliance, notwithstanding prior approvals.

Finding B-3: The expansion uses all of the existing property, which is maintained with crushed gravel.

Finding B-4: The use will not create a significant increase in noise or create a public nuisance.

Finding B-5: The use will not produce intense heat or glare.

Finding B-6: No noxious emissions are anticipated.

Finding B-7: The proposed and existing use does not attract or propagate insects or rodents or create health or fire hazards.

Finding B-8: The access drive should be paved from the apron to the building fronted with off-street parking.

Finding B-9: To insure compliance, 40 square feet of permanent landscaping should be documented on the site plan and implemented within a reasonable time frame.

Finding C-1: The requisite highway approach permit has been obtained from ODOT. The additions are not anticipated to cause any traffic congestion.

Finding C-2: Applicant has filed and submitted a waiver of remonstrance for future street improvements, including road widening, sidewalks, curbs and storm drainage. Current levels of pedestrian traffic in the area are minimal.

Finding C-3: The 15 foot public sewer easement shown on the site plan must remain unobstructed and free from development.

Finding C-4: No adverse effects on adjacent property have been reported, and future expansions should not cause such effects.

Finding C-5: Any future lighting should be arranged to direct from adjacent properties.

Finding C-6: No additional signs are proposed. Any future signs will require permitting by the planning office.

CONCLUSIONS:

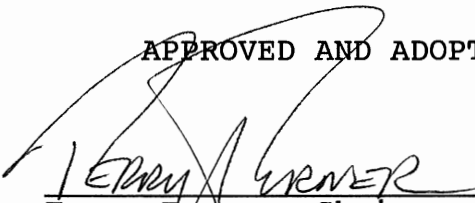
1. The proposal is consistent with The Dalles Comprehensive Plan.
2. With conditions, the property development and design standards of the Light Industrial District are met.
3. With conditions, the request complies with the Site Plan Review criteria of The Dalles Zoning Ordinance, Section 29.
4. **The site is non-conforming as to landscaping and screening of outdoor storage requirements of Sections 15.3(F) and (H).**

CONDITIONS:

1. Applicant shall construct asphalt aprons to connect to West 2nd Street.
2. Applicant shall provide a paved access drive to connect apron to parking area shown on the site plan.
3. Conditions 1 and 2 above must be met by July 1, 1992.
4. Any future lighting shall be arranged to direct from adjacent properties.
5. No additional signs are proposed. Any future signs will require permitting by the planning office.
6. The 15' sewer line easement must remain unobstructed and free of development.
7. No building front shall be more than 300 ' from a fire hydrant. Placement of any such building will require hydrants to be installed by developer to City standards.

8. Outdoor storage shall either be screened by slatting the cyclone fence to an 85% sight obscuring efficiency or be removed by May 4, 1991.
 9. Forty square feet of permanent landscaping shall be documented on the sight plan for approval by the Planning Department and shall be implemented by May 4, 1991.
- C. 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 FEBRUARY 1991.



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 21st day of February, 1991.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: 

Secretary, Planning Commission

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Eric Ward - SPR 109-91