

RESOLUTION NO. P.C. 156-91

A RESOLUTION APPROVING SITE PLAN REVIEW NO 110-91
TO EXPAND EXISTING RESTAURANT
APPLICANT: RICK PHETTEPLACE/THE BARBECUE

I. RECITALS:

A. The Planning Commission of the City of The Dalles has heretofore, on February 7, 1991, conducted a public hearing to consider Site Plan Review 110-91 relating to the following described property:

1013 West 6th Street, described as Township 1 North, Range 13 East, Section 4AB, Tax Lot 700.

B. Said property is located in a "CG" General Commercial Zone.

C. Sections 14, 27, and 29(E) of Zoning Ordinance No. 80-986 governs development in the General Commercial Zone.

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 110-91 is hereby approved with conditions based upon the following Finding of Fact and Conclusion of Law:

Finding B-1: Parking lot striping is required by Section 27.

Finding B-2: Parking lot landscaping requirements are not applicable because the lot pre-exists and is paved.

Finding B-3: No outdoor storage is proposed or anticipated.

Finding B-4: The entire lot is paved and landscaped for a neat appearance.

Finding B-5: The refuse area on the site plan is fenced with a dumpster and grease disposal, so that no insects, fire, or health hazards are created.

Finding C-1: No alterations in existing traffic flow are proposed. Striping the lot should relieve any internal congestion.

Finding C-2: To insure that no conflicts between vehicles and pedestrians are created, concrete bumper stops should be installed a minimum of 5-1/2 feet from the new west end expansion.

Finding C-3: No significant features or public amenities have been identified at the site.

Finding C-4: The surrounding property is commercial, so that the restaurant expansion is compatible with surrounding uses. No adverse effects are anticipated.

Finding C-5: All lighting shall be directed away from adjoining properties.

Finding C-6: No signs are proposed. However, any future signs will require permitting through the Planning Department.

Finding C-7: No public improvements are proposed.

CONCLUSIONS:

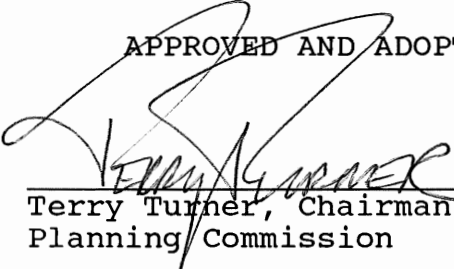
1. The original request for a variance to the front yard setbacks was withdrawn by the applicant.
2. With conditions, the site plan request to expand the restaurant without a variance is:
 - a. consistent with the Comprehensive Plan;
 - b. meets applicable property development standards of the "CG" zone; and
 - c. meets the site plan review criteria of Section 29(E).

CONDITIONS:

1. The parking lot spaces shall be striped as per the site plan.

2. Concrete bumper stops along parking stalls at the west side of the new addition shall be installed to allow a minimum walkway of 4 feet considering a bumper overhang of 1-1/2 feet (5-1/2 feet from new foundation).
 3. Any future lighting shall be arranged to direct light away from adjoining properties.
 4. Any future signage shall require permitting by the Planning Department.
 5. No expansion south toward 6th Street is requested or allowed.
- 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 7th 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 special meeting of the Planning Commission of the City of The Dalles, held on the 7th day of February, 1991.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: 

Secretary, Planning Commission

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