

RESOLUTION NO. P.C. 152-91

A RESOLUTION APPROVING COMMERCIAL AGGREGATE  
MINING AND LEVELING FOR LOG DECKING  
APPLICANT: MUNSEN PAVING & EXCAVATING

I. **RECITALS:**

- A. The Planning Commission of the City of The Dalles has heretofore, on December 19, 1990, conducted a public hearing to consider Site Plan Review 108-90 relating to the following described property:

Taylor Lakes access road, approximately 1/2 mile north of River Road, in the Port industrial area, described as Township 2 North, Range 13 East, Section 21, Tax Lot 401 (portion)

- B. Said property is located in the "M-2" Heavy Industrial and Manufacturing District. Mining is a permitted use in the zone.
- C. Section 16 of Zoning Ordinance No. 80-986 governs development in the "M-2" Heavy Industrial and Manufacturing District.

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 108-90 is hereby approved with conditions based upon the following Finding of Fact and Conclusion of Law:

FINDING A-1: The proposed use is consistent with Port development patterns, initiate through site leveling for future building.

FINDING A-2: According to the U S Fish and Wildlife Service National Wetlands Inventory, March, 1985, no wetlands have been identified on the subject 3 acres.

FINDING B-3: Property development standards for the zone must be met when future development of the property is submitted for review.

FINDING C-4: The level of traffic generated has not proven to cause congestion, and should remain similar in volumes presently experienced in the Port area.

FINDING C-5: The proposed use will not threaten pedestrian and vehicular safety in the Port area.

FINDING C-6: Suggested conditions from the Wasco County Planning Department concerning future trail routing shall become a part of this approval.

FINDING C-7: All water used on the property shall be adequately drained on site. No turbid runoff water should be allowed to flow into the Chenowith Creek.

FINDING C-8: No lighting is proposed.

FINDING C-9: No signs are proposed.

CONCLUSIONS:

1. The proposal is consistent with The Dalles Comprehensive Plan.
2. The development standards of the Heavy Industrial District do not apply, as no structural development is proposed.
3. With conditions, the request complies with the Site Plan Review criteria of The Dalles Zoning Ordinance, Section 29.
4. With conditions, the proposal is consistent with The Dalles Riverfront Plan provision for trail routing.

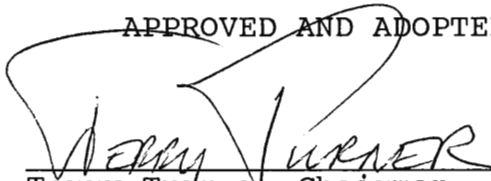
CONDITIONS:

1. No turbid runoff water shall be allowed to flow into the Chenowith Creek.
2. In the area which has not yet been leveled at the north end of the site indicated on the site plan, a 20-25' rock shelf shall be retained in its natural state. This will visually screen the log storage deck from the proposed Taylor Lakes trail, minimize the visual impact, and create a safety buffer between the trail and the site.
3. In the area along the existing road which is presently visually open from the road (a length of approximately

150') oversized rock from the site will be used to create a 5' berm between the road and the leveled site. A County Planner will be present during the placement of this rock to insure the intent of this condition is met.

- 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 3rd DAY OF JANUARY 1991.

  
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Terry Turner, Chairman  
Planning Commission

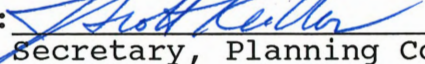
I, Scott Keillor, Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the Planning Commission of the City of The Dalles, held on the 3rd day of January, 1991.

AYES: Terry Turner, Carol Cutler, Steven Day, Rod Runyon & Ken Farner

NOES:

ABSENT: Walter Hoffman

ABSTAIN: Carri Ramsey

ATTEST:   
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Secretary, Planning Commission