

RESOLUTION NO. P.C. 145-90

A RESOLUTION APPROVING SPR 103-90
OF THE DALLES CONCRETE FOR A BATCH PLANT
IN THE "M-2" MANUFACTURING ZONE

I. **RECITALS:**

- A. The Planning Commission of the City of The Dalles has heretofore, on November 15, 1990, conducted a public hearing to consider Site Plan Review No. 103-90 relating to the following described property:

In The Dalles Industrial Center on River Road, adjacent east of the Wasco County Animal Shelter, described as Township 2 North, Range 13 East, Section 28, Tax Lot 103.

- B. Said property is located in the "M-2" Manufacturing Zone. Applicant requests approval to place a concrete batch plant on site with stockpiles of sand and gravel on River Road in the "M-2" Industrial District
- C. Section 16 of Zoning Ordinance No. 80-986 governs development in the "M-2" 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. the Site Plan Review 103-90 to place a concrete batch plant on site with stockpiles of sand and gravel on River Road in the "M-2" Industrial District is hereby approved with conditions based upon the following Finding of Fact and Conclusion of Law:

FINDING A-1: The continued use of the parcel for a permitted industrial purpose is consistent with this Comprehensive Plan provision.

FINDING B-1: Because outdoor storage is proposed, screening elements should be required as a condition of approval.

FINDING B-2: A landscape plan should be required as a condition of approval.

FINDING B-3: A landscape plan should be developed to buffer adjacent properties from the noise and dust created by the operation.

FINDING B-4: Landscaping and the use of water to control dust should bring the use into compliance with emission standards.

FINDING B-5: Compliance with the off street parking and paving requirements of Chapter 27 should be added as a condition of approval.

FINDING B-6: The landscaping requirements shall be considered as minimum for review of the anticipated landscape plan.

FINDING B-7: Submission of a landscape plan by February 1, 1990 and implementation by May 1, 1991, should be considered as a condition of approval.

FINDING C-1: To insure consistency with the zoning ordinance standards discussed in section B of the staff report, timing of delayed improvements where approved by the Commission, should be strictly enforced.

FINDING C-2: Traffic levels at the site should be consistent with historic levels for aggregate processing and hauling at this site. No evidence of traffic congestion has been presented.

FINDING C-3: River Road is paved to City standards and accommodates similar industrial truck traffic. No vehicular or pedestrian conflicts or safety concerns are anticipated.

FINDING C-4: No public amenities or significant features exist on the site. The Chenowith Creek to the north of the parcel is approximately 300 feet distant.

FINDING C-5: Provided that the proposed conditions are met, effects on adjacent property should be minimal.

FINDING C-6: No lighting is proposed.

FINDING C-7: No signs are proposed.

CONCLUSIONS:

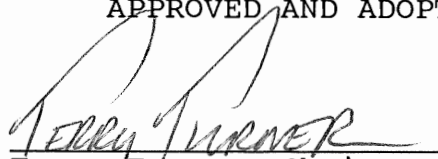
1. The proposal is consistent with The Dalles Comprehensive Plan.

2. With conditions, the proposal is consistent with the development standards for the "M-2" zone.
3. With conditions, the request complies with the Site Plan Review criteria of The Dalles Zoning Ordinance, Section 29.

CONDITIONS:

1. All requirements of The Dalles Fire Department regarding hydrant placements must be met.
2. Utility Department specifications for water, sanitary and storm sewer systems must be met.
3. Conditions 1 & 2 must be met prior to operation.
4. All outdoor storage shall be removed from the property by January 1, 1991, unless effectively screened from view of River Road by a fence or plantings.
5. A landscape plan shall be submitted to the Planning Department by February 1, 1991, and upon approval, shall be implemented by May 1, 1991. The area of landscaping shall equal no less than 10% of the building area and 5% of the parking area. Plantings to buffer potential noise and dust emission of the batch plant shall be included.
6. The off street parking provision of Section 27 shall be complied with by June 1, 1991. Paving shall be completed for the access drive, parking and loading areas.
7. Any additional lighting will be arranged to direct light from adjacent properties.
8. The existing well is to be abandoned per US-EPA remedial plans with Martin Marietta. Prior to abandonment, this well service needs to be completely isolated and not to be used near City supplied service connections.

APPROVED AND ADOPTED THIS 6th DAY OF DECEMBER, 1990.



Terry Turner, Chairman
Planning Commission

RESOLUTION NO. P.C. 145-90
THE DALLES CONCRETE - SPR103-90

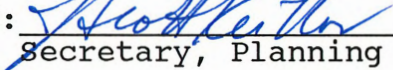
I, Scott Keillor, Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the Planning Commission of the City of The Dalles, held on the 6th day of December, 1990.

AYES: Carol Cutler, Carri Ramsey, Rod Runyon, Walter Hoffman, Steven Day and Ken Farner

NOES: none

ABSENT: Terry Turner

ABSTAIN: none

ATTEST: 
Secretary, Planning Commission