

RESOLUTION NO. P.C. 141-90

A RESOLUTION APPROVING SITE PLAN REVIEW NO. 100-90  
OF HUGHES FEED & GRAIN, THE DALLES IRON WORKS AND  
BEKINS MOVING & STORAGE TO CREATE A FENCED STORAGE AREA  
IN A "CB" CENTRAL BUSINESS DISTRICT

I. **RECITALS:**

- A. The Planning Commission of the City of The Dalles has heretofore, on November 1, 1990, conducted a public hearing to consider Site Plan Review No. 100-90 relating to the following described property:
- 723 East 3rd Street, described as Township 1 North, Range 13 East, Section 3DB, Tax Lot 6200, 6300, 6600 and 6800
- B. Said property is located in the "CB" Central Business District. Applicant requests approval for grading and fencing a storage area.
- C. Section 13 of Zoning Ordinance No. 80-986 governs development in the Central Business Districts.

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 Review No. 100-90 in the "CB" Central Business District is hereby approved, with conditions based upon the following Finding of Fact and Conclusion of Law:

Finding A 1: The request is consistent with the design requirements for the Central Business District.

Finding B 2: No internal traffic circulation is proposed, except for the betterment of one semi-truck loading and unloading area behind Iron Works and Hughes Feed and Grain. The improvement should relieve traffic congestion on the street where trucks currently park and unload.

Finding B 3: No vehicular or pedestrian conflicts or safety concerns are apparent.

Finding B 4: A non useable alley way from the U S Mint building east to Monroe Street is a public amenity which should be vacated, as it will not be and has not been in public use.

Finding B 5: The applicants should be required to sign a nonremonstrance agreement to facilitate the vacation of the alley at a future date.

Finding B 6: The gate between the historic buildings (2nd Street frontage) should be treated with a dark color, and preferably should be embellished with some amount of iron materials consistent with the ironwork on the Iron Works building.

Finding B 7: The applicant is in the process of upgrading the appearance of the grounds. With proper treatment of the fencing, this will improve the visual integrity of the downtown district. Considering that outdoor storage will now be effectively screened with a slatted fence, in brown to brick red, no adverse affects on surrounding property is anticipated.

Finding B 8: No lighting is proposed.

Finding B 9: No signs are proposed.

CONCLUSIONS:

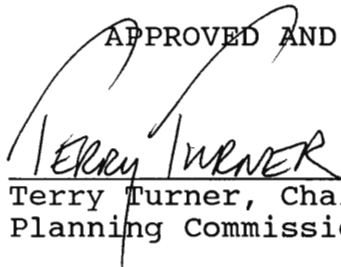
1. The proposal is consistent with the requirements of the Central Business District.
2. The proposal is consistent with the development standards of the zone.
3. With conditions, the request complies with the Site Plan Review criteria of Section 29.

CONDITIONS:

1. The applicants shall sign a nonremonstrance agreement to insure that the alley from the U S Mint building, east to Monroe, can be vacated at a future date.
2. The fencing is to be slatted with a uniform brown or brick red color. As indicated on the site plan, the fencing adjacent to the back of the U S Mint building will not be slatted.

3. The gate between the U S Mint and Iron Works building shall be treated with some iron embellishments similar to that of the Iron Works building. At a minimum, black cyclone fencing shall be used here.
  4. The grading shall be done to drain into the storm water/catch basin system located on 3rd Street.
  5. Any additional lighting shall be directed away from neighboring properties.
- D. Zoning Ordinance: The use complies with the Zoning Ordinance as it is determined to meet all requirements and standards set forth in sections 13 and 29 of the Ordinance.
- E. 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 15th DAY OF NOVEMBER, 1990.

  
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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 15th day of November, 1990.

AYES: Terry Turner, Walter Hoffman, Ken Farner, Steven Day and Rod Runyon

NOES: none

ABSENT: Carol Cutler and Carri Ramsey

ABSTAIN: none

ATTEST:   
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Secretary, Planning Commission

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