



**CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
Planning Department

**AGENDA**  
**CITY OF THE DALLES PLANNING COMMISSION**  
CITY HALL COUNCIL CHAMBERS  
313 COURT SREET  
THE DALLES, OREGON 97058  
*CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM*  
**THURSDAY, SEPTEMBER 3, 2015**  
**6:00 PM**

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES – August 6, 2015
- V. PUBLIC COMMENT (Items not on the Agenda)
- VI. **QUASI-JUDICIAL HEARING:**

A. **Application Number:** CUP 177-15; **Design LLC;** **Request:** Approval of a height variance for a new data storage facility. Property is located at 4350 River Trail Way, The Dalles, Oregon, and is further described as 2N 13E 21 t.l. 700 and 2N 13E 21 t.l. 800. Property is zoned “I”- Industrial District.

B. **Application Number:** CUP 178-15; **Robert A. Richards/The Dalles Seventh Day Adventist Church;** **Request:** To site and construct a new 8,873 s.f. church facility. Property is located on Veterans Drive, The Dalles, Oregon, and is further described as 1N 13E 01 t.l. 101. Property is zoned “RL”- Low Density Residential District.

VII. RESOLUTIONS

A. P.C. Resolution #545-15 for CUP 177-15; Design LLC

B. P.C. Resolution #546-15 for CUP 178-15; Robert A. Richards/The Dalles Seventh Day Adventist Church

VIII. STAFF COMMENTS

IX. COMMISSIONER COMMENTS/QUESTIONS

X. FUTURE MEETING – September 17, 2015

XI. ADJOURNMENT

**CITY OF THE DALLES PLANNING COMMISSION MINUTES**

**Thursday, August 6, 2015**  
City Hall Council Chambers  
313 Court Street  
The Dalles, OR 97058  
*Conducted in a handicap accessible room*  
6:00 PM

**CALL TO ORDER:**

Chair Lavier called the meeting to order at 6:00 PM.

**COMMISSION MEMBERS PRESENT:**

Bruce Lavier, Dennis Whitehouse, John Nelson, Sherry DuFault, Chris Zukin

**COMMISSION MEMBERS ABSENT:**

Mark Poppoff, Jeff Stiles

**STAFF MEMBERS PRESENT:**

Director Richard Gassman, Associate Planner Nick Kraemer, Administrative Secretary Carole Trautman

**APPROVAL OF AGENDA:**

It was moved by Whitehouse and seconded by DuFault to approve the agenda as submitted. The motion carried unanimously; Poppoff and Stiles absent.

**APPROVAL OF MINUTES:**

It was moved by Nelson and seconded by Whitehouse to approve the July 2, 2015 minutes as submitted. Nelson, Whitehouse and DuFault voted in favor, Lavier and Zukin abstained. The motion carried; Poppoff and Stiles absent.

**PUBLIC COMMENT:**

None.

**QUASI-JUDICIAL HEARING:**

**Application Number:** CUP 176-15; **Bryan LaRoque, dba Growler Holster/Route 30 Bottles & Brews; Request:** To operate a business to be developed in three phases: 1) a light wood manufacturing area for Growler Holster; 2) a pub/bottle shop, and 3) a nano-brewery. The property is located at 317 East Second Street, The Dalles, Oregon, and is further described as 1N 13E 3 BD t.l. 2500. Property is zoned "CBC" – Central Business Commercial.

Chair Lavier read the public hearing rules and asked if the Commissioners had any ex-parte contact, bias, or conflict of interest that would hinder them from making an impartial decision. None were noted.

Chair Lavier opened the public hearing at 6:06 PM.

Kraemer reviewed the highlights of the staff report.

Following Kraemer's review, Zukin asked why some of the basic land use requirements found in the LUDO (Land Use and Development Ordinance) were basically repeated as conditions of approval. Kraemer indicated that the brewery portion of the business triggered some specific requirements, and the Public Works Department wanted those requirements addressed. He said that by detailing out the conditions of approval to address all three phases of the business development, the applicant could develop all phases by only submitting a building permit; the applicant would not be required to come before the Planning Commission again, Kraemer said.

**Proponents**

Bryan LaRoque, PO Box 565, The Dalles, Oregon, gave a brief history of his Growler Holster business. He hoped to employ approximately four more employees as the business grew.

Mr. LaRoque explained that the bottle shop/pub would be located in the front of the building and would utilize 13 taps. No domestic beers would be served, only craft beers. He indicated he had a substantial amount of support from the community, his home town.

Whitehouse asked how much square footage would be used for the bar area. Mr. LaRoque stated that the total square footage of the building was 3,100 square feet. Approximately 1,200 square feet was designated for the pub, and the woodshop and brewery would share the remaining portions.

Zukin asked LaRoque if he was agreeable to all of the conditions of approval. LaRoque confirmed he was agreeable to the requirements.

Nelson asked what type of equipment would be used in the wood shop. LaRoque stated there would be a full wood shop—a table saw, chop saw, radial arm saw, a vacuum system, and routers. He said he checked with the adjacent businesses on both sides for noise level, and both neighbors said they could not hear his wood shop equipment during operation.

Nelson asked for the proposed business hours. LaRoque said the wood shop hours would run from 9 AM to approximately 6 PM. The bar hours would be from 2 PM to around 10 PM. LaRoque reiterated that the two businesses would be totally separate from one another in proximity.

Nathan Haward, PO Box 404, The Dalles, Oregon, stated that he, as the property manager, was impressed with the business developer because he had a business plan. He felt the master business plan was well thought out, and the business would have good staying power in the community. Haward fully supported the business venture because he felt the business could turn into a serious business that would help the downtown area.

**Opponents**

None.

Nelson asked what the due process was if a noise complaint was received on the business. Associate Planner Kraemer advised that it would be treated like any other code enforcement complaint. The City would give the business an opportunity to comply, and if compliance was not reached, it could

eventually end up going through a Planning Commission review for a possible revocation of the Conditional Use Permit and a business closure. The decision would be up to the Planning Commission.

Chair Lavier closed the public hearing at 6:34 PM.

**Deliberation**

It was moved by Zukin and seconded by DuFault to approve CUP #176-15 of Bryan LaRoque, dba Growler Holster/Route 30 Bottles & Brews, including the conditions of approval, based upon the findings of fact in the staff report. The motion carried unanimously; Poppoff and Stiles absent.

**RESOLUTION:**

It was moved by Nelson and seconded by Whitehouse to approve Resolution P.C. #544-15 for CUP #176-15, based on the criteria and findings of fact in staff's report. The motion carried unanimously; Poppoff and Stiles absent.

**STAFF COMMENTS:**

Staff distributed informational brochures on an upcoming Planning Commissioner Training Session to be held on September 24, 2015 in Bend, Oregon. Director Gassman asked the Commissioners to contact staff if they wished to attend.

**COMMISSIONER COMMENTS:**

None.

**NEXT MEETING:**

Gassman reported that the August 20, 2015 meeting would be cancelled. No applications were received. The next meeting is scheduled for Thursday, September 3, 2015.

**ADJOURNMENT:**

Chair Lavier adjourned the meeting at 6:40 PM.

Respectfully submitted by Administrative Secretary Carole Trautman.

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Bruce Lavier, Chairman

**City of The Dalles  
Staff Report  
Conditional Use Permit No. 177-15  
Design LLC**

Prepared by: Richard Gassman, Director *RG*

Procedure Type: Quasi-Judicial

Hearing Date: September 3, 2015

Assessor's Map: Lots 11 through 23 of Columbia Gorge Industrial Center  
Subdivision, Wasco County Records No. 2015-00292

Address: 4350 River Trail Way, The Dalles

Comprehensive Plan Designation: "I" Industrial

Zoning District: "I" Industrial

City Limits: Inside

Request: To construct a new industrial building higher than the code allows  
without a Conditional Use Permit.

**BACKGROUND INFORMATION**

The subject property is currently vacant. It is located in the newly created Columbia Gorge Industrial Center, north of Chenowith Creek. The applicant is proposing to build a new industrial building and a separate utility building adjacent to the industrial building. The application is processed as a Conditional Use Permit (CUP) based on the request for a height exception for non-residential buildings. The buildings will also require a site plan review application, which will be processed separately. The CUP is required for industrial buildings to exceed the 75 foot height allowance in Section 6.090 of the Land Use and Development Ordinance (LUDO). The applicant is requesting the height

allowance be raised generally to 108 feet with the stair and elevator tower portions of the building being allowed to go to 126 feet.

## COMMENTS

As of the date of the preparation of this report, no comments have been received from the public.

## RECOMMENDATION

Approval of the Conditional Use Permit, with conditions, based upon the following findings-of-fact.

## CONDITIONAL USE PERMIT REVIEW

### LAND USE AND DEVELOPMENT ORDINANCE 98-1222

#### Section 3.010.040 Applications

##### B. Completeness.

**FINDING 1:** The application was found to be complete on August 11, 2015. Criterion met.

#### Section 3.020.050 Quasi-Judicial Actions

##### A. Decision types. 3. Conditional Use Permits:

**FINDING 2:** This application is for a Conditional Use Permit per Section 6.090 A. 3. Conditional Use Permits require a quasi-judicial hearing per Section 3.050.030. The hearing is a quasi-judicial hearing. Criterion met.

##### B. Staff Report. *The Director shall prepare and sign a staff report for each quasi-judicial action, which identifies the criteria and standards applying to the application and summarizes the basic findings of fact. The staff report may also include a recommendation for approval with conditions, or denial.*

**FINDING 3:** The staff report will detail criteria and standards relevant to a decision, all facts will be stated, and explanations given. This will be detailed through a series of findings directly related to relevant sections and subsections of the ordinance as they relate to this request. Criterion met.

##### C. Public Hearings. *Applications for quasi-judicial planning actions shall be heard within 45 days from the date the application is deemed complete.*

**FINDING 4:** The application was deemed complete on August 11, 2015. The public hearing is scheduled for September 3, 2015, within 45 days from August 11, 2015. Criterion met.

##### D. Notice of Hearing.

**FINDING 5.** At least 10 days prior to a scheduled quasi-judicial hearing, notices shall be mailed to a variety of parties, including property owners within 300 feet. Notices were sent on August 13, 2015. A notice was published in the newspaper on August 23, 2015. Criterion met.

**Section 3.050.030 Review Procedures**

A. Applications. *Conditional Use Permit applications shall be accompanied by at least 15 copies of the concept site plan, and when required two copies of the detailed landscape and construction/design plans, per the provisions of Section 3.030: Site Plan Review.*

**FINDING 6:** The plans that were submitted were adequate for this review. Criterion met.

**Section 3.050.040 Review Criteria**

A. Permitted Conditional Uses. *The proposed use is conditionally permitted in the zone district where it is proposed to be located.*

**FINDING 7:** Industrial buildings are allowed outright in the Industrial zone, but buildings over 75 feet in height require a CUP. Criterion met with approval of this CUP.

B. Standards. *The proposed use conforms to all applicable standards of the zone district where the use is proposed to be located.*

**FINDING 8:** Section 5.090.040 sets out the development standards for the Industrial zone. The proposed buildings will require site plan review approval, which will be a condition of approval. Development standards will be reviewed in that process. Criteria met conditionally.

C. Impact. *The location, size, design, and operating characteristics of the proposed use shall be made reasonably compatible with, and have minimal adverse impact on, the legal development of abutting properties and the surrounding neighborhood, with consideration given to:*

1. *Harmony of scale, bulk, building coverage, and density.*

**FINDING 9:** The proposed structures are the first structures built in the new industrial park. The property is at the far northern end of the City's urban growth boundary and the Columbia River is to the east. The height and bulk of the buildings will be considerable but as they will be the first buildings in the general facility, they are not out of scale. Criterion met.

2. *The availability of public facilities.*

**FINDING 10:** This is a new subdivision site with all public facilities including sewer, water, and public access. Private utilities are either installed or planned to be installed. Criterion met.

3. *Any harmful effects on desirable neighborhood characteristics and livability.*

**FINDING 11:** This use is allowed outright in the "I" - Industrial zone. The only issue is the height, which has been reviewed in Finding 9. Criterion met.

4. *Traffic generation, the capacity and safety of surrounding streets and alleys.*

**FINDING 12:** The property is located on the outer edge of the urban growth boundary on a dead end street. Despite its size, the facility will not generate

an unusual amount of traffic, based on the projected number of employees. The existing streets will be able to accommodate the traffic. Criterion met.

5. *Bicycle and pedestrian circulation, access and safety.*

**FINDING 13:** The issue of bicycle and pedestrian access and circulation will be addressed as part of the site plan review process. This will be a condition of approval. Criterion met conditionally.

6. *Any other impacts of the development deemed relevant to the Commission.*

**FINDING 14:** Staff does not know of any other impacts which might be deemed relevant. Criterion met.

## **DISCUSSION**

The applicant is proposing to build a tall building. This is the type of industrial development that the City should encourage. The Dalles has a finite amount of good industrial land. Rather than have industrial buildings be one or two stories and spread over several acres, this type of industrial building will use elevation rather than a larger footprint, thus saving industrial land for future development. Given the size of the proposed development and the location of the Riverfront Trail, the Commission may want to consider requiring that the building be located a certain distance from the Trail, as is indicated on the preliminary drawings submitted with the application.

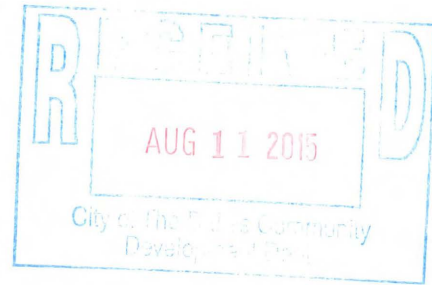
## **IF APPROVED, RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval subject to the following conditions:

1. Any improvements must be completed in accordance with Land Use and Development Ordinance 98-1222, except as modified by this CUP.
2. Applicant will need to file and receive approval of a site plan review application, and satisfy any conditions of approval.
3. Building permits will be required for each structure. System Development Charges, if applicable, will be assessed at that time.
4. The height of either building is limited to 110 feet except for those areas housing the stair and elevator towers which are limited to 126 feet.
5. No portion of a building over 55 feet in height shall be located within 50 feet of the Riverfront Trail.
6. A landscape buffer will be provided between the buildings and the Riverfront Trail. The landscaping details will be determined as part of the Site Plan Review process.

August 11, 2015

Dick Gassman  
Planning Director  
Community Development Department  
City of The Dalles  
313 Court Street  
The Dalles, OR 97058



**Re: Conditional Use Permit Application for Height Variance**

Dear Mr. Gassman:

Please find attached a Conditional Use Permit ("CUP") application requesting a height variance for a new data storage facility located in the Columbia Gorge Industrial Center in The Dalles.

A CUP application is required because a portion of the proposed facility will exceed the Industrial ("I") zone height standard. The design is different than the existing data storage facilities in The Dalles because technology has changed considerably over the past few years. Therefore, in order to accommodate the project on the available site, Design LLC ("Applicant") is proposing a four-story data storage facility with a maximum height of 126 feet for the identified stair and elevator towers. Overall, the majority of the building would not exceed 108 feet. Preliminary design documents are included in this CUP application to support the request.

Applicant is filing this CUP application ahead of the site plan review application because Applicant would like certainty on whether the City will allow the requested height variance before progressing further with detailed design work. The site plan review application will include materials to assess the project's overall compliance with the applicable City requirements, whereas this CUP application provides information specifically required to evaluate the height variance request.

Please contact us immediately with any questions or concerns. We look forward to working with you on this exciting project!

Sincerely,

David Ruppe

**Request for Height Variance  
Conditional Use Permit Narrative**

Proposal

Design LLC ("Applicant") seeks a height variance for a new data storage facility located on approximately 25 acres in the Columbia Gorge Industrial Center, The Dalles, Oregon. The site is zoned Industrial ("I") under the City's Land Use and Development Ordinance ("LUDO").

The facility is allowed as a permitted use in the "I" zone under LUDO 5.090.020, subject to site plan review under LUDO 3.030. The maximum building height in the "I" zone is 55 feet, but in non-residential zones necessary roof structures and elevator and stair towers may extend up to 75 feet under the exception in LUDO 6.090(A)(3). When structures exceed 75 feet, a Conditional Use Permit ("CUP") is required for a height exception or variance.

Applicant seeks a CUP for an exception to the "I" zone height standard to allow the Main Building of the proposed data storage facility to extend up to 108 feet, with the identified elevator and stair towers extending up to 126 feet and the Central Utility Building extending up to 82 feet.

Proposed Buildings and Infrastructure

The conceptual site plan below shows the general location of the facility, including the buildings and associated infrastructure. The area for the Main Building will have an approximate footprint of 188,000 square feet. The Central Utility Building (CUB; the mechanical building for the Main Building) will have an approximate footprint of 89,000 square feet.

The Main Building would be four stories with the proposed first floor level of the building at 104.00 MSL. The majority of the building mass would not exceed 108 feet and the stair towers and elevator tower would not exceed 126 feet.

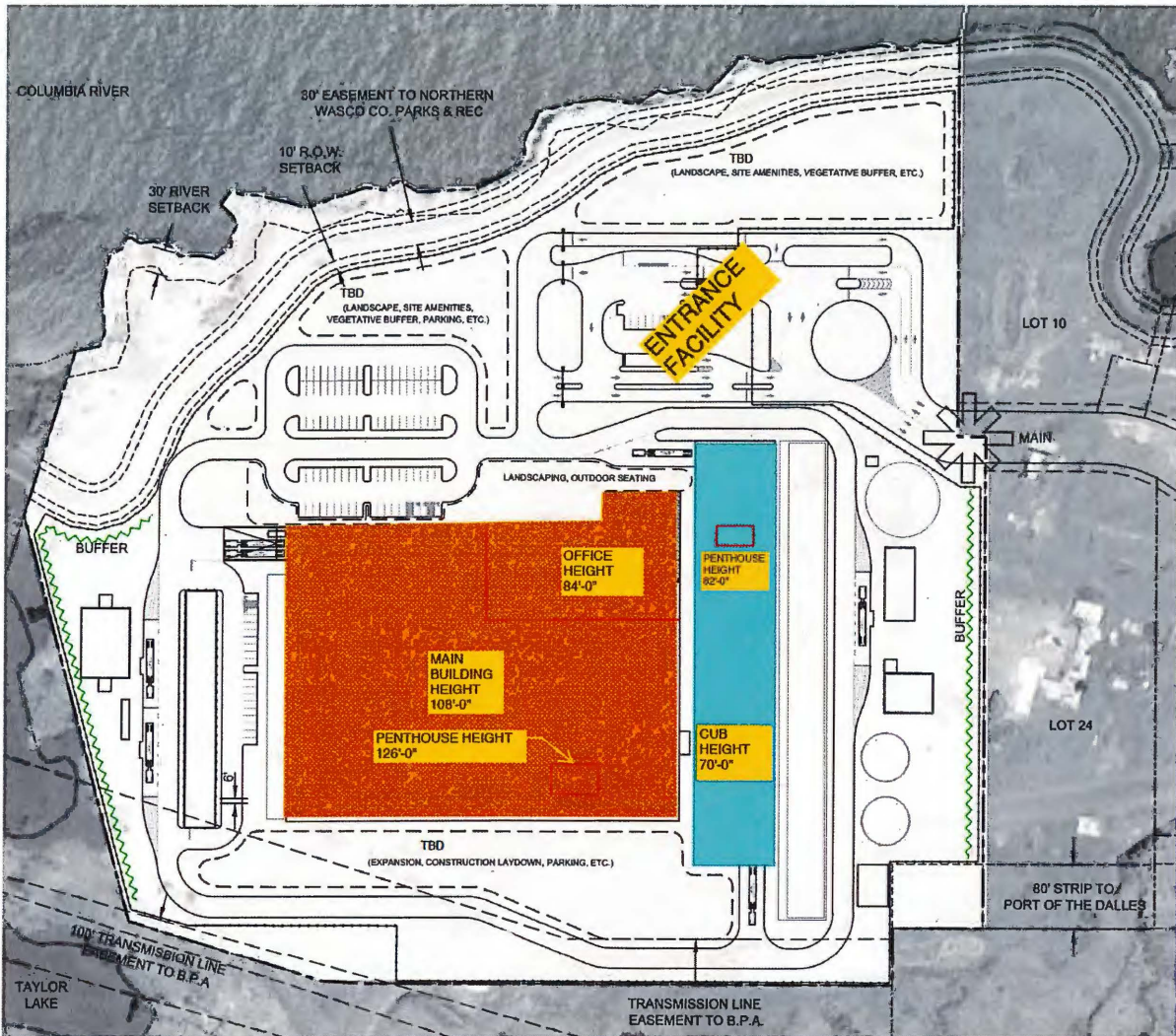


Figure A01: Site Plan (elevations provided for all structures greater than 55' in height)

LUDO 3.050.040, Applicable Conditional Use Review Criteria

- (A) *Permitted Conditional Use. The proposed use is conditionally permitted in the zone district where it is proposed to be located.*

Response: The facility is a permitted use in the "I" zone under LUDO 5.090.020. Criterion A is satisfied.

- (B) *Standards. The proposed use conforms to all the applicable standards of the zone district where the use is proposed to be located. The proposed use will also be consistent with the purpose of this ordinance, and any statutes, ordinances, or policies that may be applicable.*

Response: The facility is subject to site plan review under LUDO 3.030, which will ensure that the facility complies with all applicable "I" zone development standards and other relevant code provisions in the LUDO. A condition of approval requiring site plan review under

LUDO 3.030 is adequate to demonstrate that Applicant can satisfy Criterion B, subject to a condition.

(C) *Impact. The proposed structure(s) and use(s) shall be designed and operated in such a way as to meet the standards of this section. Impacts caused by the construction of the conditional use shall not be considered regarding a decision on the validation of the application.*

(1) *Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this section shall modify other noise ordinance standards as adopted by the City.*

Response: Applicant does not anticipate an increase in noise arising out of the height variance. The facility will comply with the City's applicable noise ordinance standards.

(2) *Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)*

Response: Any lighting on the portions of the facility that exceed the "I" zone height standard will be shielded as needed to comply with this standard.

(3) *Dust and other particulate matter shall be confined to the subject property.*

Response: The increase in height to 108 feet or at maximum 126 feet will have no adverse impacts of dust or particulate matter off-site.

(4) *The following odors shall be completely confined to the subject property \* \* \**

Response: The increase in height to 108 feet, or at a maximum 126 feet, will not result in any offensive odor off-site.

(5) *Vibrations shall not be felt across the property line.*

Response: The increase in height to 108 feet, or at a maximum 126 feet, will not result in any vibration off-site.

(6) *The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use \* \* \**

Response: The facility is subject to site plan review to confirm compliance with the applicable LUDO provisions, including confirmation that the facility will not result in adverse transportation impacts. Further, the increase in height to 108 feet, or at a maximum 126 feet, will not result in increased traffic impacts. The facility will have approximately 120 parking spaces. For these reasons, the City can conclude that this criterion is met.

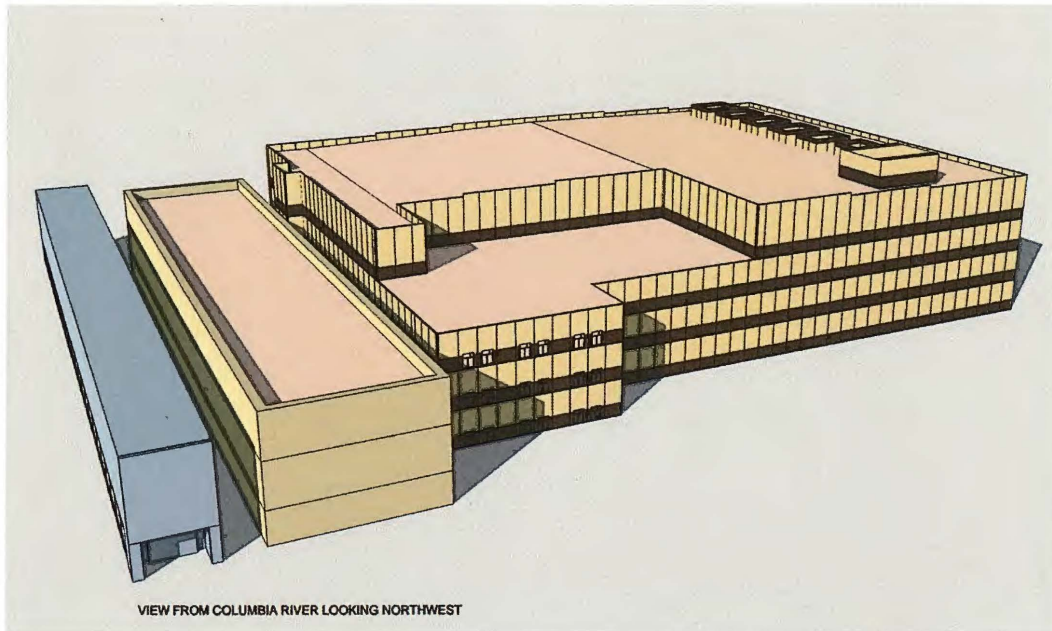
(7) *Historic Districts.*

Response: Not applicable

Based on the information in the application, the City can conclude that, subject to conditions, the requested height variance satisfies the applicable review criteria and approval of the requested Conditional Use Permit is warranted.

Additional Information

Although not required under the applicable review criteria, Applicant demonstrates that the requested height variance will not result in adverse visual impacts. The proposed facility is located in an industrial park, zoned and dedicated for this type of industrial development. The facility's conceptual design, as shown in Figure A02, illustrates that through design, setback, and other features, Applicant has taken steps to lessen the visual impact of the facility and ensure that the facility is compatible with the surrounding landscape.

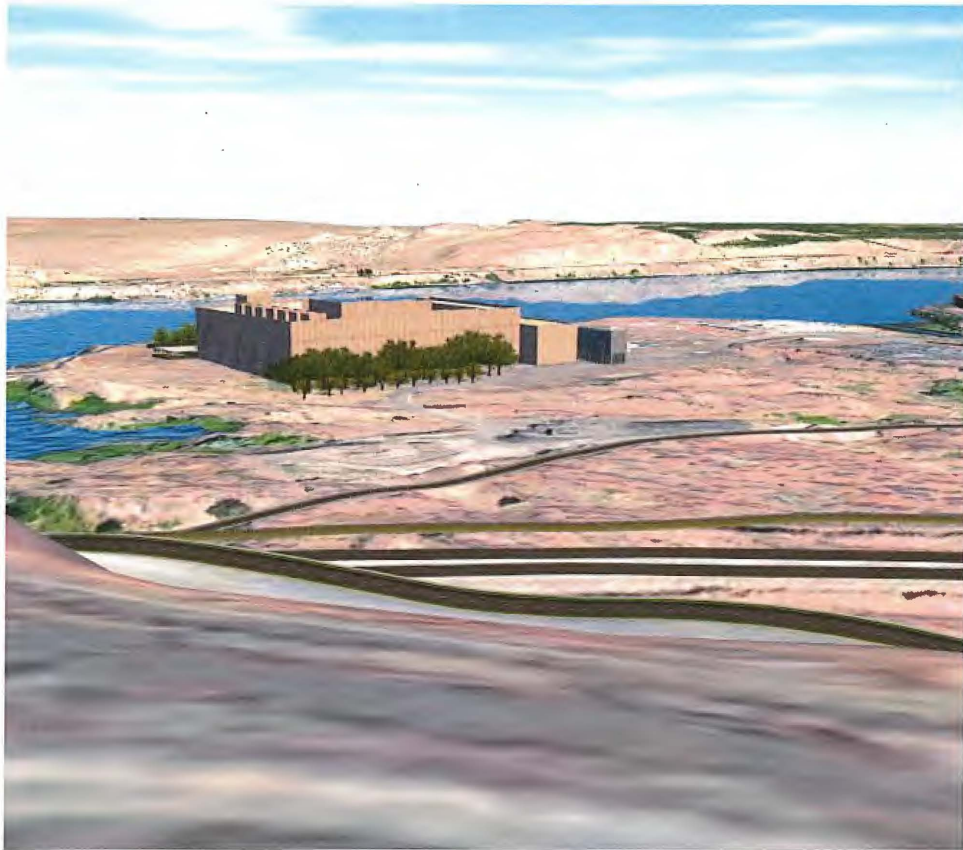


**Figure A02:** Concept Rendering

Figure A02 shows the Main Building with three stories and a partial fourth story containing roof equipment and towers. The majority of the fourth story would not exceed 108 feet, and the stair and elevator towers on the roof of the fourth story would not exceed 126 feet. The height of the third story at the step-down is 84 feet.

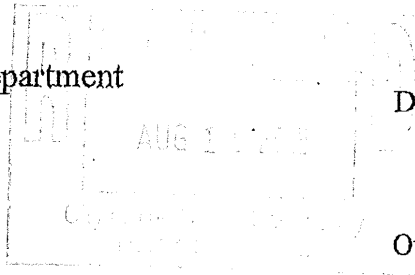
The Central Utility Building would be accessed directly from the Main Building or alternatively, by secure access from the external perimeter. The Central Utility Building would be located directly to the south of the Main Building. The majority of the CUB would not exceed 70 feet, and the stair and elevator tower on the roof of the CUB would not exceed 82 feet.

Additional Renderings:



CONDITIONAL USE PERMIT APPLICATION

CITY OF THE DALLES  
Community Development Department  
313 Court Street  
The Dalles, OR 97058  
(541) 296-5481, ext. 1125  
Fax (541) 298-5490  
www.ci.the-dalles.or.us



Date Filed 8/11/15  
File# CUP177-15  
Date Deemed Complete 8/11/15  
Hearing Date 9/3/15  
Approval Date \_\_\_\_\_  
Permit Log # \_\_\_\_\_  
Other Cross Reference# \_\_\_\_\_

APPLICANT

LEGAL OWNER (If Different than Applicant)

Name Design LLC  
Address 4200 Columbia Road  
The Dalles, OR 97058

Name Port of The Dalles  
Address 3636 Klindt Drive  
The Dalles, OR 97058

Telephone # 703-216-3404

Telephone # 541-298-4148

E-mail address: druppe@google.com

PROPERTY INFORMATION

Address River Trail Way, Columbia Gorge Industrial Center, City of The Dalles, Oregon

Map and Tax Lot: Portions of 2N 13E.21.700 & 2N 13E.21.800, Plat of Columbia Gorge Industrial Center Subdivision, recorded July 23, 2015 (Lots 11-23 inclusive), under Wasco County Official Records Document No. 2015-002942.

Size of Development Site Approximately 25 acres

Zone District/Overlay Industrial In City Limits: Yes X No \_\_\_\_\_

Comprehensive Plan Designation Industrial Geohazard Zone: N/A

PROJECT INFORMATION

New Construction    • Expansion/Alteration    • Change of Use    • Amend Approved Plan

Current Use of Property Currently a greenfield site

Proposed Use of Property Data Storage Facility

*Briefly Explain the Project Refer to attached narrative*

**PROPOSED BUILDING(S) FOOTPRINT SIZE (in square feet)** See Narrative

**PARKING INFORMATION**

Total Number of Spaces Proposed N/A

Square Footage of Parking Lot Landscaping Proposed +/-7,238 s.f

**LANDSCAPING INFORMATION**

Total Square Footage Landscaping Proposed 140,671 s.f Percent of Landscaping Irrigated 69%

**ECONOMIC DEVELOPMENT INFORMATION**

- Proposed Project is located in the Enterprise Zone

N/A Full Time Equivalent (FTE) jobs are currently provided.

N/A FTE jobs are expected to be created by the proposed project.

Signature of Applicant

Paul Matt

8-11-2015

Date

Signature of Property Owner\* or Owners Agent

O. Daley 11 Aug 2015

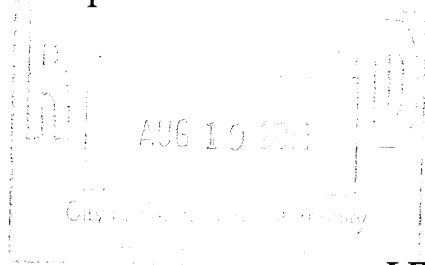
Date

\* Notarized Owner Consent Letter may substitute for signature of property Owner



CONDITIONAL USE PERMIT APPLICATION

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Date Filed 8/19/15
File# CUP 178-15
Date Deemed Complete 8/21/15
Hearing Date 9/3/15
Approval Date
Permit Log #
Other Cross Reference#

APPLICANT

Name ROBERT A. RICHARDS
Address 2108 GRIPPIN AVE
ENCLUMCLAW, WA 98022
Telephone # 253-358-2407

LEGAL OWNER (If Different than Applicant)

Name THE DALLES SEVEN DAY ADVENTIST CHURCH
Address P.O. Box 2290
THE DALLES, OR 97058
Telephone # 541-980-2616

E-mail address: RRICHARDSARCH@gmail.com

PROPERTY INFORMATION

Address vacant lot Veteran's Drive
Map and Tax Lot 1N5-13E-05 101
Size of Development Site ~ 6.5 ac
Zone District/Overlay RL In City Limits: Yes X No
Comprehensive Plan Designation RL Geohazard Zone:

PROJECT INFORMATION

[X] New Construction [ ] Expansion/Alteration [ ] Change of Use [ ] Amend Approved Plan

Current Use of Property VACANT

Proposed Use of Property SDA CHURCH

Briefly Explain the Project NEW 216 SEAT SEVEN DAY ADVENTIST  
CHURCH & SMALL RADIO STATION

**PROPOSED BUILDING(S) FOOTPRINT SIZE (in square feet)** \_\_\_\_\_

**PARKING INFORMATION**

Total Number of Spaces Proposed 76

Square Footage of Parking Lot Landscaping Proposed \_\_\_\_\_

**LANDSCAPING INFORMATION**

Total Square Footage Landscaping Proposed \_\_\_\_\_ Percent of Landscaping Irrigated \_\_\_\_\_

**ECONOMIC DEVELOPMENT INFORMATION**

Proposed Project is located in the Enterprise Zone

\_\_\_\_\_ Full Time Equivalent (FTE) jobs are currently provided.

\_\_\_\_\_ FTE jobs are expected to be created by the proposed project.

Signature of Applicant

Robert Richards 7/13/15  
Date

Signature of Property Owner\* or Owners Agent

Hope Cowart 7-13-15  
Date

\* Notarized Owner Consent Letter may substitute for signature of property Owner

**NOTE:** This application must be accompanied by the information required in Section 3.050: Conditional Use Permits, contained in Ordinance No. 98-1222, The City of The Dalles Land Use and Development Ordinance.


**PLANS REQUIRED:**

- At least 12 copies of concept site plan.
- At least one 11 x 17 concept site plan.
- 2 copies detailed landscape plans
- 2 full size copies construction detail plans

# City of The Dalles STAFF REPORT

## Conditional Use Permit No. 178-15

### Richards Architecture – Seventh Day Adventist Church

Prepared by: Dawn Marie Hert, Senior Planner 

Procedure Type: Quasi-Judicial

Hearing Date: September 3, 2015

Assessor's Map: 1N 13E 1 tax lot 101

Address: 500 Block of Veterans Drive

Comprehensive Plan

Designation: "RL" Low Density Residential District

Zoning District: "RL" Low Density Residential District

City Limits: Inside

Request: To site and construct a new 216 seat Seventh Day Adventist Church with a small radio station.

#### BACKGROUND INFORMATION

The subject property is vacant and is located in the 500 Block of Veterans Drive. The Seventh Day Adventist Congregation plans to site and construct a new 216 seat church as well as a small radio station. The Church will be approximately 9,154 square feet and the future radio station will be 440 square feet. The site will include a parking lot with 79 spaces, 4 handi-cap parking spaces, and a bicycle rack with 4 spaces.

Churches are, by definition, community facilities. Application for the church requires a Conditional Use Permit. This staff report will include both the Conditional Use Permit review, as well as a Site Plan Review.

#### NOTIFICATION

Property owners within 300 feet, City Departments, franchise utilities, Mid-Columbia Fire & Rescue, Wasco County Health Department, and State Building Codes were mailed a notice on August 21, 2015, as required by Section 3.020.050 D.

**COMMENTS RECEIVED**

**Pre-Application –Site Team.** The application was reviewed by the Site Team members on July 23, 2015. The comments received from that application are included in this staff report.

**Property Owner Comments** – No comments were received as of the date this report.

**RECOMMENDATION:** Approval, with conditions, based upon the following findings-of-fact.

**A. LAND USE AND DEVELOPMENT ORDINANCE 98-1222:**

**Section 3.010.040 Applications:**

*Subsection B. Completeness.*

**FINDING A-1:** This application was found to be complete on August 21, 2015. The 120-day State mandated decision deadline is December 21, 2015 as the actual 120 day falls on a Saturday.

**Section 3.020.050 Quasi-Judicial Actions:**

*Subsection A. Decision Types, (1) Site Plan Review; (3) Conditional Use Permits:*

**FINDING A-2:** This application is for a Conditional Use Permit and Site Plan Review as required by Section 5.050.040 (E). The decision criteria listed in this ordinance section is addressed in the body of this staff report.

*Subsection B. Staff Report. The Director shall prepare and sign a staff report for each quasi-judicial action, which identifies the criteria and standards applying to the application and summarizes the basic findings of fact. The staff report may also include a recommendation for approval with conditions, or denial.*

**FINDING A-3:** The staff report will detail criteria and standards relevant to a decision, all facts will be stated, and explanations given. This will be detailed through a series of findings directly related to relevant sections and subsections of the ordinance as they relate to this request.

*Subsection C. Public Hearings.*

**FINDING A-4:** The public hearing is scheduled for September 3, 2015.

*Subsection D. Notice of Hearing.*

**FINDING A-5:** Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies have been completed.

**Section 3.050.030 Review Procedures:**

*Subsection A. Applications. Conditional Use Permit applications shall be accompanied by at least 15 copies of the concept site plan, and when required, two copies of the detailed landscape and construction/design plans, per the provisions of Section 3.030: Site Plan Review.*

**FINDING A-6:** Copies of the required plans have been submitted. Criterion met.

**Section 3.050.040 Review Criteria**

*Subsection A. Permitted Conditional Uses. The proposed use is conditionally permitted in the zone district where it is proposed to be located.*

**FINDING A-7:** Churches are conditionally allowed in the Residential Low Density zone. Criterion met.

*Subsection B. Standards. The proposed use conforms to all applicable standards of the zone district where the use is proposed to be located. The proposed use will also be consistent with the purposes of this ordinance, applicable policies of the Comprehensive Plan, and any other statutes, ordinances, or policies that may be applicable.*

**FINDING A-8:** Section 5.010.050 sets out the development standards for the RH zone. The proposed buildings will meet all development standards. Criteria met.

*Subsection C. Impact. The proposed structure(s) and use(s) shall be designed and operated in such a way as to meet the standards of this section. Impacts caused by the construction of the conditional use shall not be considered regarding a decision on the validation of the application.*

*1. Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this section shall modify other noise ordinance standards as adopted by the City.*

**FINDING A-9:** The applicant has located the church towards the northern portion of the parcel, which is set back from adjoining property lines and neighboring development. The neighborhood consists of vacant land, the Oregon Veterans Hospital, and residences to the east. Noise generated from the church and small radio station will be minimal, and the applicant will be advised of the allowable noise levels. Criterion can be met as a condition of approval. The traffic impacts generated with this use cannot be used in making a determination.

*2. Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)*

**FINDING A-10:** A basic lighting plan was provided to show the general lighting planned for the building and parking areas. A condition will be added to require that the applicant provide a photometric plan at the time of permitting the new structures. Criterion can be met as a condition of approval.

*3. Dust and other particulate matter shall be confined to the subject property.*

**FINDING A-11:** The proposed use would not typically create dust or other particulate matter. All areas of maneuvering for vehicles will be constructed of a hard surface.

4. *The following odors shall be completely confined to subject property:*
- a. *industrial and/or chemical grade chemicals, solvents, paints, cleaners, and similar substances;*
  - b. *fuels, and*
  - c. *fertilizers, manure, or other animal waste products, other than for landscape installation and maintenance.*

**FINDING A-12:** The proposed use will not be using any of the listed items that cause odors. This proposal does not indicate that many of these nuisances need to be reviewed in depth for mitigation purposes. Trash receptacles should be sized to fully accommodate the needs of the uses at the site. No outdoor storage of materials or supplies related to this proposed use will be allowed. Criterion can be addressed as a condition of approval.

5. *Vibrations shall not be felt across the property line.*

**FINDING A-13:** The proposed development does not include machinery or equipment that causes vibration. Criterion does not apply.

6. *The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use. Evaluation factors shall include, but are not limited to:*
- a. *Street designations and capacities; and*
  - b. *On-street parking impacts.*

**FINDING A-14:** Access to this parcel is from Veterans Drive, which is a Residential street. The street is built to handle the capacity of this new proposed church. There should not be any on-street parking as the proposed parking lot provides adequate parking spaces for the church facility. In the event the parking lot is full, the two constructed streets adjacent to the property are adequately constructed to handle on-street parking. Criterion met.

7. *In areas designated as Historic Districts, proposed development and redevelopment shall first require review and approval of the Historic Landmarks Commission in accordance with the procedures of the Historic Resources Ordinance (General Ordinance No. 94-1194.)*

**FINDING A-15:** The subject property is not a historic landmark nor is it located in a National Historic District. Criterion does not apply.

**Site Plan Review - Section 3.030.040 Review Criteria.**

**A. City Ordinance Provisions.** *All the provisions from the applicable City ordinances have been met or will be met by the proposed development.*

**FINDING A-16:** All provisions are met by this proposal, or will be met, as a condition of approval. This will be detailed in the staff report through a series of findings.

**B. Public Facilities Capacity.** *Adequate capacity of City facilities for water, sanitary sewer, storm sewer, and streets and sidewalks can and will be provided to, and were applicable, through, the subject property.*

**FINDING A-17:** Adequate capacity exists for facilities including water, storm sewer, streets and sidewalks. The Dalles Public Works Department has verified this information. Criterion met.

**C. Arrangement of Site Elements.**

*1. Promote pedestrian, bicycle, and vehicular safety and welfare.*

**FINDING A-18:** Pedestrian safety and welfare is promoted by the sidewalks along all property frontages. A walkway will be required to be provided from the public sidewalk to the main entrance of the building. Walkways are provided from the parking lots to the new church. Bicycle parking is also shown near the main entrance. Vehicular safety is promoted by having adequate stall and aisle dimensions as well as an improved access point on Veterans Drive. Criterion will be addressed as a condition of approval.

*2. Preserve and maintain public amenities and significant natural features.*

**FINDING A-19:** There are no known public amenities or significant natural features on this site. Criterion does not apply.

*3. Avoid traffic congestion.*

**FINDING A-20:** The provided on-site parking meets minimum spacing and lane requirements. Access to the parking lots will be via the existing access points. Criterion met.

*4. Minimize potential adverse impacts on surrounding properties.*

**FINDING A-21:** The range of uses for this site does not have a high potential for off-site impacts. Nuisance conditions that may develop are addressed on a complaint basis; this includes noise, dust, vibration, and odor. Those criteria are addressed earlier in the Conditional Use Permit portion of this staff report.

**D. Lighting.** *Proposed lighting shall not directly illuminate adjoining properties.*

**FINDING A-22:** General lighting of the parking areas and the buildings is shown on the site plan. Lighting is not allowed to illuminate adjoining properties. With the exterior lighting and parking lot lighting planned, a detailed site lighting/photometric plan shall be submitted and approved prior to the issuance of building permits. The plan shall demonstrate that

the maximum illumination at the property line will not exceed an average horizontal foot candle of 0.3 for non-cut-off lights and 1.0 for cut-off lights. These items will be addressed as a condition of approval.

**E. City Engineer Approval.** *Detailed construction/design plans for public infrastructure, improvements, or rights of way affected by or located within a proposed development site shall be approved by the City Engineer as a condition of Site Plan Review approval.*

**FINDING A-23:** The detailed construction/design plans for all improvements located within the proposed development site shall be approved by the City Engineer prior to construction. Criterion will be addressed as a condition of approval.

**F. Waiver of Remonstrance.** *Where applicable, the applicant shall agree to waive any future rights to remonstrate against future improvements, per the provision of Section 6.110: Waiver of Right to Remonstrate of this ordinance.*

**FINDING A-24:** All improvements adjacent to the site are installed. Criterion does not apply.

**Section 5.010.030 - Conditional Uses B. Community Facilities**

**Section 5.100.020 - Conditional Uses C. Churches and places of worship.**

**FINDING A-25:** As indicated on the application submitted, the proposed use is for a church. The use is allowed conditionally in the Residential Low Density zoning district with a Community Facility Overlay. Criterion met.

**Sections 5.020.050, 5.040.040 & 5.100.040 Development Standards:**

The following table specifies Residential Low Density and Community Facility Overlay development standards applicable to this application.

<b>Residential Low Density/ Community Facility Overlay</b>	<b>Standard</b>	<b>Proposal</b>	<b>Meets Requirements</b>
Lot Size	<i>5,000sf/No minimum</i>	Existing lot, 3.38+ acres	Criterion met.
Setbacks	<i>Front: 15 feet/no minimum Side Yard: 10 feet exterior 5 feet interior/no minimum Rear: 10 feet/no minimum</i>	Front is approximately 45 feet, all other setbacks are substantially further than the minimum requirement. All setbacks are met.	Criterion met.
Building Height	<i>32 ft./limited to underlying zone</i>	New church will be 27'4"	Criterion met.
Off-Street Parking	<i>Churches- .3(min) spaces per seat .5(max) spaces per seat. Bicycle parking at 1 space per</i>	79 Parking spaces provided, with 4 handicap spaces and a bicycle rack for 4 spaces.	Criterion met.

	40 seats or 100 linear bench seating. Allows for a parking range of 65 to 108 parking spaces and 4 to 6 bicycle parking spaces based on a 216 seat church with 330 linear feet of seating.		
Landscaping	Detailed Below	Detailed Below	Detailed Below

**FINDING A-26:** Criterion will be addressed with conditions of approval.

**Section 5.050.050 Design Standards:**

**Subsection A. Exterior Elevations.** Exterior elevations of buildings (except allowed 1 and 2 family dwellings) shall incorporate architectural design features such offsets, balconies, projections, base/wall/cornice design, windows, entries, bays, seating, wall articulation, traditional storefront elements, or similar elements to preclude large expanses of uninterrupted building surfaces.

1. **Horizontal.** At least 3 architectural design features shall be incorporated along the horizontal face (side to side) of the structure.
2. **Vertical.** At least 2 architectural design features shall be incorporated along the vertical face (top to bottom) of the structure.

**FINDING A-27:** The proposed building elevation drawings show that the exterior elevations incorporate the required design standards. Criterion met.

**Subsection B. Entries.**

1. **Commercial and Residential.** Primary entries shall face a public street or designated access drives and shall be accessed from a public sidewalk in accordance with the provisions of Subsection (C) below. Secondary entries may face parking lots or loading areas. Doors shall not swing into public rights-of-way.

**FINDING A-28:** The primary entrance of the church faces the designated access drive to the property. Doors will not swing into the public right of way and access will be required to be constructed from the public sidewalk to the main entrance of the church. Criterion of connection to a public sidewalk can be addressed as a condition of approval.

**Subsection C. Pedestrian Walkways.** Each developed site shall include pedestrian walkway(s) designed to connect buildings and other accessible site facilities clearly and directly to adjacent public street/sidewalk(s). Walkways shall meet City standards for sidewalk construction, and be the shortest practical distance between the main entry(ies) and the public right-of-way. If adjacent to parking where vehicles overhang the walkway, then the walkway shall be to the City standard plus 2 ½ feet in width for each side vehicles overhang. Walkways shall be distinguished from internal driveways and accessways using at-grade distinctive paving materials or other appropriate surfaces which contrast visually with adjoining surfaces.

*Walkways, including driveway and accessway crossings, shall be constructed and maintained for pedestrian safety, and shall meet the requirements of the Oregon Americans with Disabilities Act, the State of Oregon Structural Specialty Code, and the Oregon Revised Statutes.*

## **Section 10.040 Pedestrian Requirements:**

### ***Subsection B. Connectivity.***

- (3) (a) *The on-site pedestrian circulation system shall connect the sidewalk on adjacent street(s) to the main entrance of the primary structure on the site to minimize out-of-direction pedestrian travel.*
- (b) *Walkways shall be provided to connect the on-site pedestrian circulation system with existing or planned pedestrian facilities which abut the site but are not adjacent to the streets abutting the site.*
- (c) *Walkways shall be as direct as possible and avoid unnecessary meandering.*
- (d) *Walkway/driveway crossings shall be minimized, and internal parking lot circulation design shall maintain ease of access for pedestrians from abutting streets and pedestrian facilities.*
- (e) *Walkways shall be separated from vehicle parking or maneuvering areas by grade, different paving material, or landscaping. They shall be constructed in accordance with the sidewalk standards adopted by the City Engineer. (This provision does not require a separated walkway system to collect drivers and passengers from cars that have parked on site unless an unusual parking lot hazard exists).*

**FINDING A-29:** The site plan shows proposed pedestrian walkways around the new church and from the parking areas to the building. The plans do not show that an access is provided from the site to the public sidewalk. This will be addressed as a condition of approval. The proposed walkways shown on the plan are direct and are provided from the building and parking lot. Criterion will be addressed as a condition of approval.

## **Section 6.010 Landscaping Standards:**

### **6.010.030 General Provisions**

***Subsection B. Landscape Plans;*** *where landscaping is required by this Ordinance, detailed landscape plans may be submitted with the development application. If not submitted for approval with the application, approval of detailed landscape plans shall always be a condition of the concept plan approval of the Site Plan Review process.*

**FINDING A-30:** The “CFO” Community Facility Overlay zone requires the underlying zone landscaping requirements be met and the “RL” - Residential Low Density zone requires the front yards to be landscaped within 6 months of occupancy of the home. The applicant has provided a concept landscape plan that shows approximately 24,000 square feet of lawn planned to be installed as well as 8,100 square feet of planting bed areas. The concept landscaping plan exceeds the minimum requirement. A detailed landscape plan will be required at the time of permitting. Criterion will be addressed as a condition of approval.

**Section 7.030 General Design Standards for Surface Parking Lots:**

*7.030.040 Subsection C. Interior parking Lot Landscaping. In addition to buffer landscaping along public right-of-way (excluding alleys and accessways) and along interior lot lines where required, all surface parking lots greater than 6 spaces shall include landscaping to cover not less than 10% of the interior of the parking area in accordance with the following:*

- 1. A planting strip bay shall be located at the end of each parking row and at intervals between parking rows. Planting bays shall be a minimum of 9' wide; to allow doors to open without damage, and a minimum of 180 square feet. Each bay shall be curbed, and planted with 1 approved tree having a clear trunk height of at least 9 feet when mature. Height of all plantings, other than trees, in planting bays is limited to 24 inches.*
- 2. All trees shall be selected from a list of acceptable parking lot trees provided by the Director.*
- 3. Trees shall not be placed within 10 feet of a public utility easement without prior approval of the City Engineer.*
- 4. Parking area shall be separated by a 5 foot landscaped planting bed from all exterior walls that include no pedestrian entranceways or loading areas.*
- 5. Driveways, accessways, and access drives into vehicle parking lots from public and private streets shall be bordered (both sides) by a minimum 5 foot wide landscape planter strip with approved trees planted 20-30 feet on center and low shrubs.*
- 6. Trees shall be evenly distributed throughout the parking area according to the applicable requirements of this section and the following table....Zone District "CG" - Commercial General – Parking Lot Tree Requirement Ratio – 1 tree per 12 parking spaces.*

**FINDING A-31:** The applicant's design for the parking lot meets minimum requirements. The parking lot landscaping also exceeds the minimum requirement of 10 % of the interior parking lot area. Details on tree types and other plantings will be required at the time of a building permit. This criterion will be addressed as a condition of approval.

**IF APPROVED, SUGGESTED CONDITIONS OF APPROVAL:**

1. Prior to the start of any work, the City requires that a pre-construction meeting be held with the applicant, the City Engineer, and the Development Inspector.
2. All onsite and offsite improvements must be installed by the applicant in accordance with the Land Use Development Ordinance and the AWPA standards, specifications, and drawings, as amended and adopted by the City, and approved by the City Engineer, or otherwise guaranteed to be completed by the applicant to the satisfaction of the City.
3. Proposed development and final detailed construction plans will be required to be reviewed and approved by the City Engineer per established standards.

4. Prior to the issuance of a building permit, the applicant shall submit a completed Wastewater Survey Questionnaire to the City Planning Department.
5. A Physical Constraints Permit will be required for the excavation on-site. An erosion and dust control plan will need to be submitted for construction and be included in the detailed drawings.
6. With the exterior lighting planned, a detailed site lighting/photometric plan shall be submitted and approved prior to the issuance of building permits. The plan shall demonstrate that the maximum illumination at the property line will not exceed an average horizontal foot candle of 0.3 for non-cut-off lights and 1.0 for cut-off lights. The plan shall also demonstrate that the bicycle parking has a minimum lighting level of 3.0 foot candles.
7. A detailed landscape plan will be required to be submitted prior to issuance of a building permit. Details of the irrigation system with a backflow prevention device will need to be shown on a revised site plan. The backflow prevention device will need to be permitted through the City of The Dalles.
8. Any activity that produces radio or television interference, noise, glare, dust or particulate matter, vibration, smoke or odor beyond the site, or beyond allowable levels as determined by local, state, and federal standards shall not be allowed.
9. Signs will be reviewed under a separate process.
10. An oil/water separator will be required due to the parking area exceeding 10,000 sf and/or 25 spaces. Drainage will need to be shown on a revised site plan. A maintenance agreement will also be required for the separator.
11. A pedestrian walkway will be required to be constructed from the public sidewalk to the main entrance of the church.
12. Details of the trash enclosure will be required at the time of permitting.
13. Details of the bicycle parking will be required at the time of permitting.
14. A 1200-C permit thru DEQ is required on all developments that disturb an acre or more.



Subject Property

# THE DALLES SEVENTH-DAY ADVENTIST CHURCH

## PROJECT DIRECTORY

**OWNER:**  
THE DALLES SEVENTH DAY ADVENTIST CHURCH  
P.O. BOX 2290  
THE DALLES, OR. 97058  
PH: (541) 980-2816  
CONTACT: ROXIE COWART

**ARCHITECT**  
ROBERT A. RICHARDS, ARCHITECT  
2108 GRIFFIN AVE  
ENUMCLAW, WA 98022  
PH: (253) 350-2407  
Email: rrichardsarch@gmail.com  
CONTACT: ROBERT RICHARDS

**CONSTRUCTION ADMINISTRATION**  
DON KIRKMAN ASSOCIATES  
PO BOX 816  
AUBURN, WA 98092  
PH: (253) 833-7810  
Email: kirkmand@nventure.com  
CONTACT: DON KIRKMAN

**STRUCTURAL ENGINEER**  
TO BE DETERMINED

**MECHANICAL / ELECTRICAL**  
TO BE DETERMINED

**CIVIL ENGINEER**  
PIONEER SURVEYING & ENGINEERING, Inc.  
125 E SIMCOE DRIVE  
GOLDENDALE, WA 98820  
PH: (509) 773-4945  
Email: pse@gorge.net  
CONTACT: DUSTIN CONROY

**LANDSCAPE**  
F.L.I. LANDSCAPE, LLC  
PO BOX 757  
THE DALLES, OR 97058  
PH: (541) 296-1424  
Email: flilandscapedesign@gmail.com  
CONTACT: TIFFANY STRANZ

## CITY OF THE DALLES, OREGON

**PLANNING JURISDICTION:**  
CITY OF THE DALLES  
COMMUNITY DEVELOPMENT/ PLANNING  
38 COURT ST.  
THE DALLES, OREGON 97058  
PH. (541) 296-5481  
CONTACT: NICK KRAEMER, PLANNER

**BUILDING OFFICIAL:**  
NCCOG BUILDING CODES AGENCY  
1113 KELLY AVENUE  
THE DALLES, OREGON 97058  
PH. (541) 387-7013  
CONTACT: MARK VAN VOAST  
BUILDING OFFICIAL

**FIRE PROTECTION:**  
MID-COLUMBIA FIRE AND RESCUE  
1400 WEST 8TH STREET  
THE DALLES, OREGON 97058  
PH. (541) 296-9445  
CONTACT: DAN HAMMEL, FIRE MARSHAL

## UTILITIES:

**STREETS:**  
WASCO COUNTY, PUBLIC WORKS  
2705 E. 2ND STREET  
THE DALLES, OR. 97058  
PH. (541) 506-2646  
CONTACT: MARTY MATHERLY,  
ROADMASTER

**WATER:**  
CITY OF THE DALLES,  
PUBLIC WORKS DEPT.  
1215 W. 1ST STREET  
THE DALLES, OR. 97058  
PH. (541) 506-2021  
CONTACT: DALE McCABE, CITY ENGINEER

**SANITARY SEWER:**  
CITY OF THE DALLES,  
PUBLIC WORKS DEPT.  
1215 W. 1ST STREET  
THE DALLES, OR. 97058  
PH. (541) 506-2021  
CONTACT: DALE McCABE, CITY ENGINEER

**GAS:**  
NW NATURAL  
1125 BARGEWAY ROAD  
THE DALLES, OR. 97058  
PH. (541) 296-2229  
CONTACT: TONYA BRUMLEY

**POWER:**  
NORTHERN WASCO CO. P.U.D.  
2345 RIVER ROAD,  
THE DALLES, OR. 97058.  
PH. (541) 296-2226  
CONTACT: ED ORTEGA

**TELEPHONE:**  
CENTURY LINK  
285 WEBBER STREET,  
THE DALLES OR. 97058  
PH. (541) 298-3449  
CONTACT: DAVE JOHNSON

**TELEVISION:**  
CHARTER COMMUNICATIONS, INC.  
409 UNION STREET  
THE DALLES, OR. 97058  
PH. (541) 296-1146  
CONTACT: DAN WALLACE

## REQUIRED CODES

OREGON STRUCTURAL BUILDING CODE 2014  
OREGON MECHANICAL SPECIALTY CODE 2014  
OREGON ELECTRICAL SPECIALTY CODE 2011  
OREGON FIRE CODE 2014  
OREGON ENERGY EFFICIENCY SPECIALTY CODE 2014  
ICC 117.1 ACCESSIBILITY CODE 2015

## CODE DATA:

**ZONING:** RL - LOW DENSITY RESIDENTIAL  
**OCCUPANCY:** GROUP A-3, CHURCH ASSEMBLY  
**CONSTRUCTION TYPE:** V-A - FULLY SPRINKLED  
**ALLOWABLE AREA:** 11,500 S.F. PER TABLE 503, ALLOWABLE ACTUAL BUILDING AREA 8,873 S.F. 8,873 < 11,500 - NO AREA INCREASE REQUIRED  
**PATH OF TRAVEL:** TABLE 1018.1  
GROUP A-3 BUILDINGS EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM  
SECTION 1016 - EXIT ACCESS TRAVEL DISTANCE 'A' OCCUPANCY - SPRINKLED = 250'

**BUILDING HEIGHT:** ALLOWABLE BUILDING HEIGHT PER TABLE 503 IS 50 FEET - 2 STORIES  
PROJECT BUILDING HEIGHT IS 28 FEET - 28 FEET < 50 FEET

## FIRE-RESISTANCE RATING REQUIREMENT FOR BUILDING ELEMENTS: (T-60.1)

TYPE: V-A

STRUCTURAL FRAME :	1 HOUR
EXTERIOR BEARING WALLS :	1 HOUR
INTERIOR BEARING WALLS :	1 HOUR
FLOOR CONSTRUCTION :	1 HOUR
ROOF CONSTRUCTION :	1 HOUR
INT. NON-BEARING & PARTITIONS :	0
WINDOWS (T-715.5)	DOORS & SHUTTERS (T-715.3)
0 HOURS	N/A HOURS

## FIRE-RESISTANCE RATING REQUIREMENT FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: (T-602)

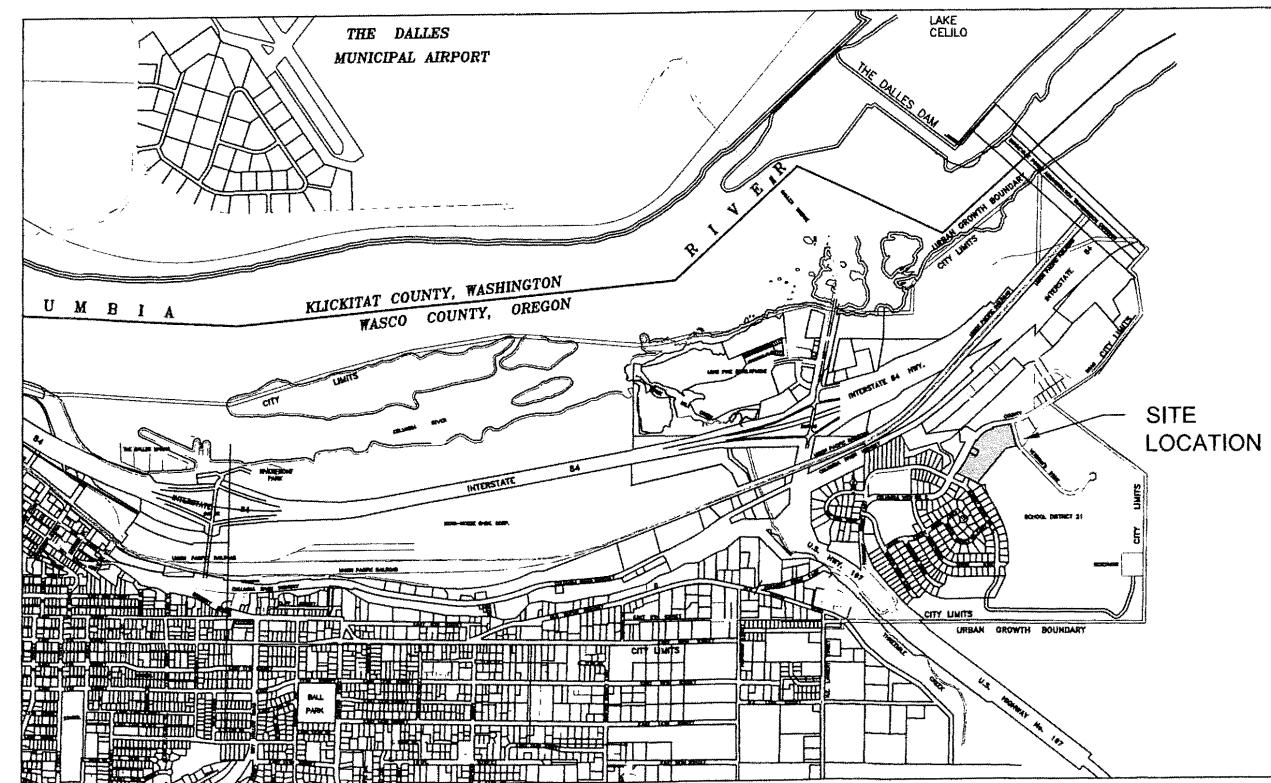
EXT. WALL

FOR TYPE V-B, GROUP A-3

	SETBACK (FT)	FIRE RATING (HR)		WINDOWS DOORS (715.5) (715.3)	
		(HR)	(HR)	(HR)	(HR)
NORTH	60	0	0	0	0
SOUTH	30	0	0	0	0
WEST	142	0	0	0	0
EAST	30	0	0	0	0

## MAX. AREA OF OPENING IN PERCENTAGE OF THE AREA OF EXTERIOR WALL (T 705.8)

	(UNPROTECTED)	(PROTECTED)
NL	NL	NL
NL	NL	NL
NL	NL	NL
NL	NL	NL



VICINITY MAP

DATE: 7-9-2015  
REVISIONS:

Robert A. Richards, Architect  
2108 Griffin Ave.  
Enumclaw, WA 98022  
(253) 350-2407

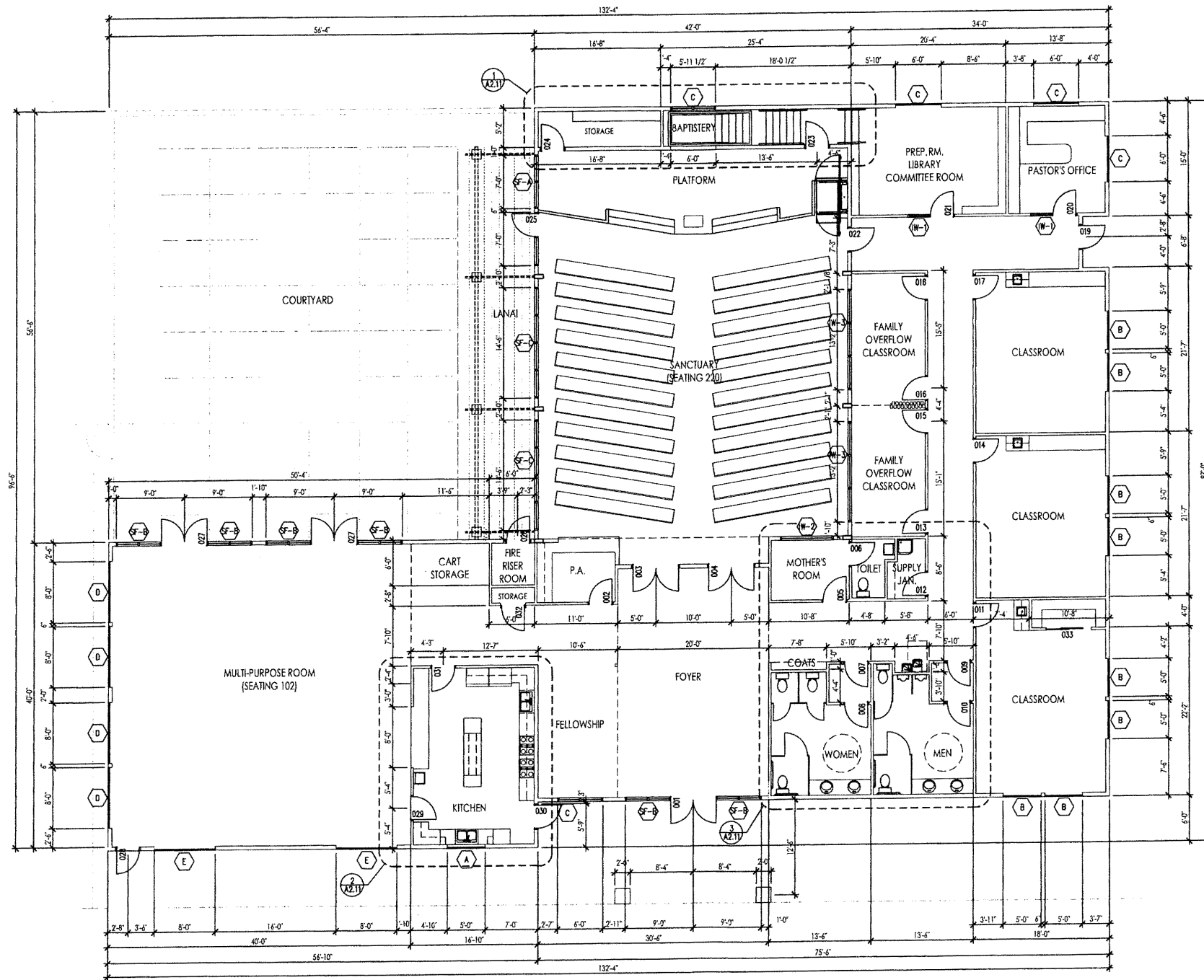
The Dalles SDA Church  
The Dalles, Oregon

COVER SHEET

SHEET #:  
A0.00

RAR PROJECT #:  
1502





**FLOOR PLAN**

SCALE: 1/8" = 1'-0"

CHURCH FLOOR PLAN - AREA: 9,154 SQ. FT.

DATE: 8/17/2014  
 REVISIONS:

Robert A. Richards, Architect  
 2108 Griffin Ave.  
 Enumclaw, WA 98022  
 (253) 350-2407

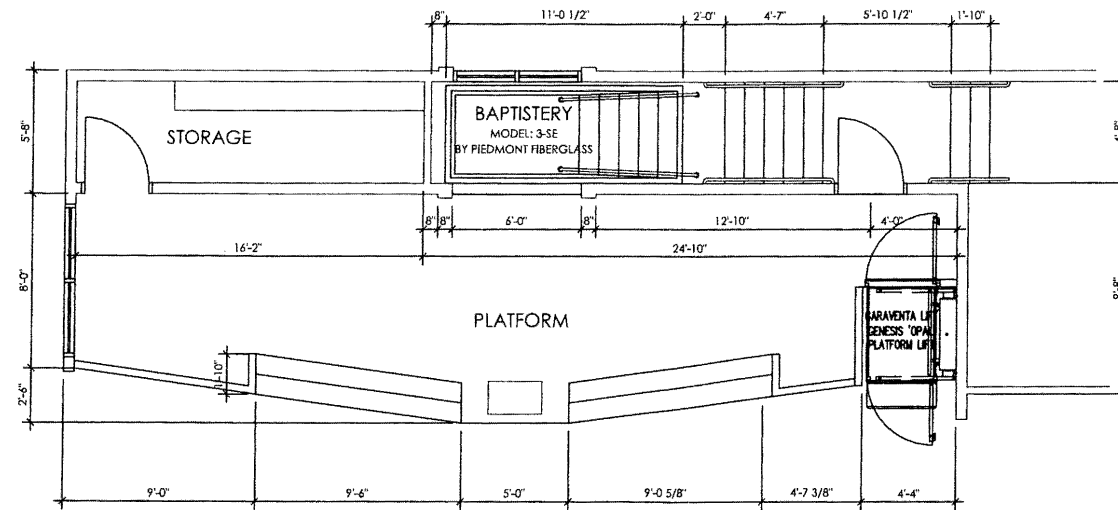
The Dalles SDA Church  
 \_\_\_\_\_  
 The Dalles, Oregon

FLOOR PLAN

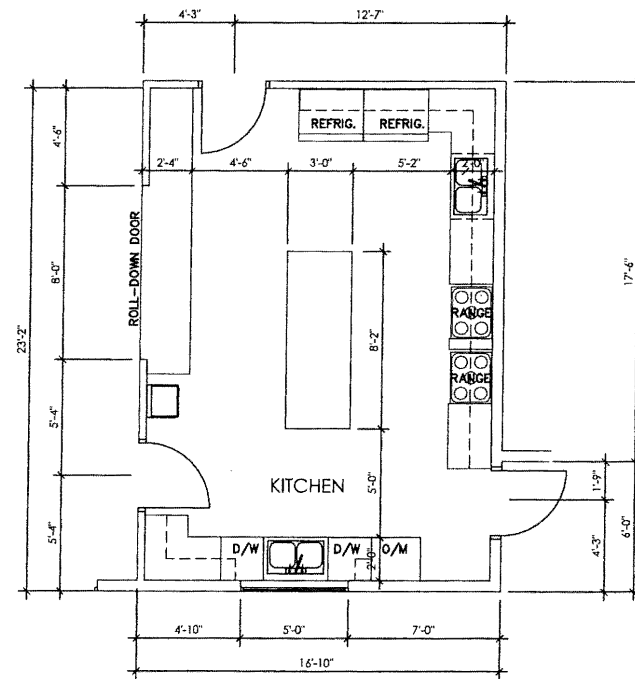
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**A2.01**

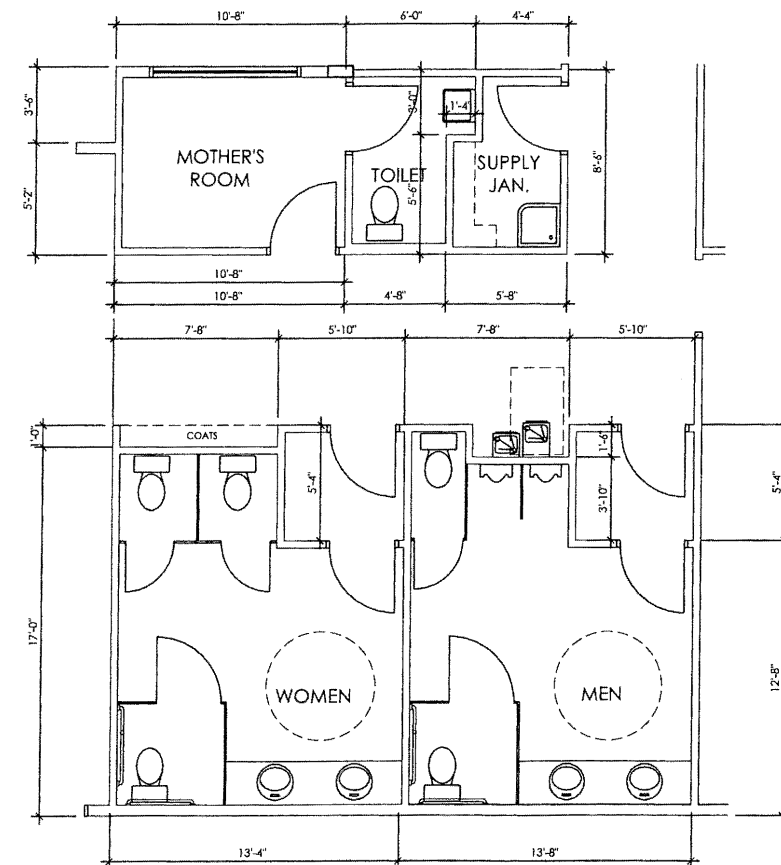
RAR PROJECT #:  
 1502



SANCTUARY PLATFORM & BAPTISTRY  
SCALE: 1/4" = 1'-0"



ENLARGED KITCHEN PLAN  
SCALE: 1/4" = 1'-0"

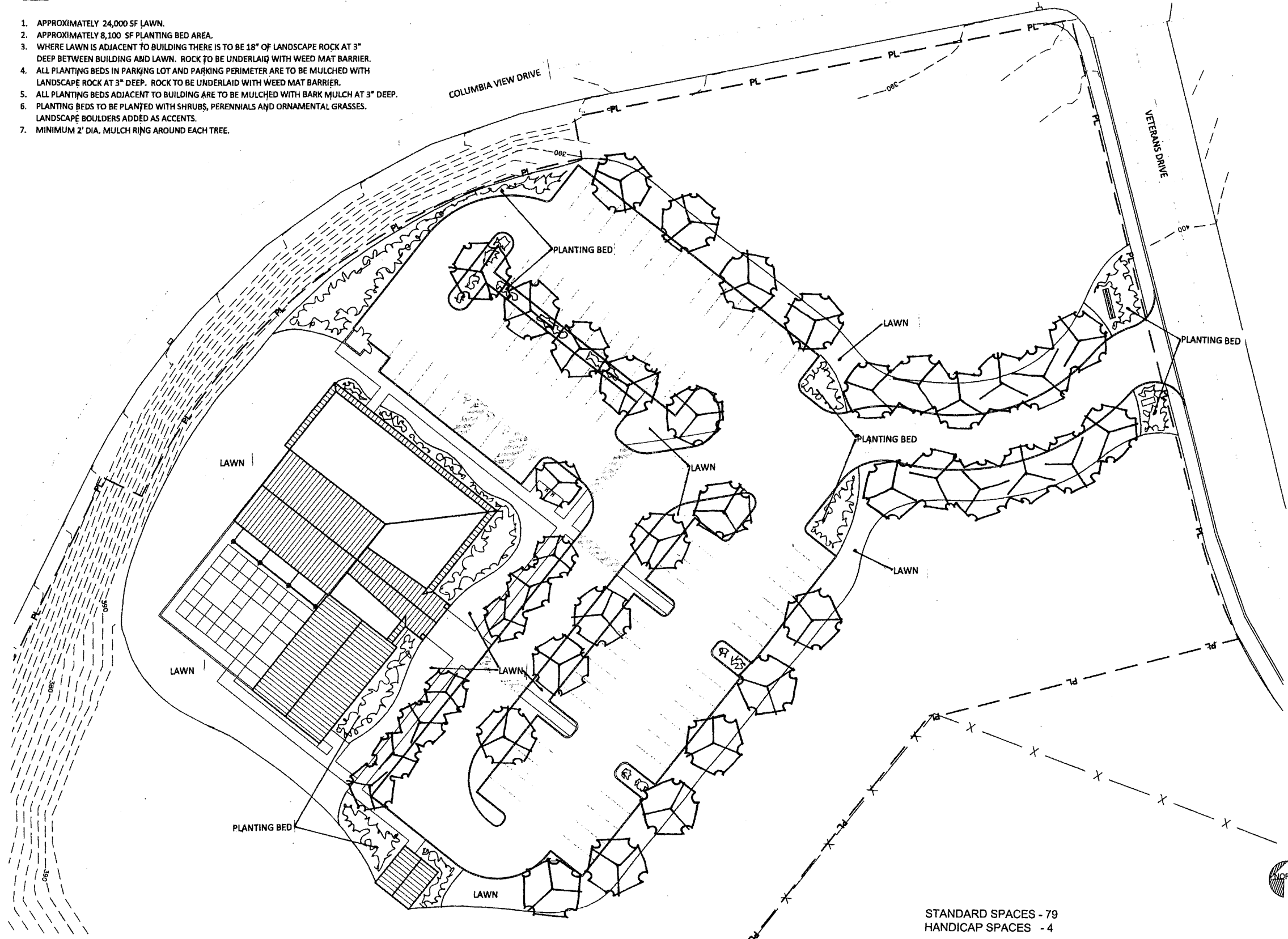


ENLARGED TOILET ROOM PLANS  
SCALE: 1/4" = 1'-0"



**NOTES**

1. APPROXIMATELY 24,000 SF LAWN.
2. APPROXIMATELY 8,100 SF PLANTING BED AREA.
3. WHERE LAWN IS ADJACENT TO BUILDING THERE IS TO BE 18" OF LANDSCAPE ROCK AT 3" DEEP BETWEEN BUILDING AND LAWN. ROCK TO BE UNDERLAID WITH WEED MAT BARRIER.
4. ALL PLANTING BEDS IN PARKING LOT AND PARKING PERIMETER ARE TO BE MULCHED WITH LANDSCAPE ROCK AT 3" DEEP. ROCK TO BE UNDERLAID WITH WEED MAT BARRIER.
5. ALL PLANTING BEDS ADJACENT TO BUILDING ARE TO BE MULCHED WITH BARK MULCH AT 3" DEEP.
6. PLANTING BEDS TO BE PLANTED WITH SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES. LANDSCAPE BOULDERS ADDED AS ACCENTS.
7. MINIMUM 2' DIA. MULCH RING AROUND EACH TREE.



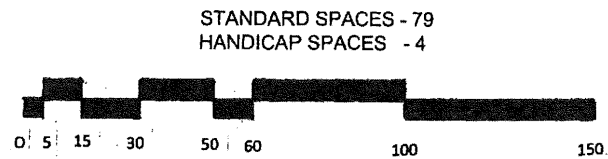
# THE DALLES SDA CHURCH

THE DALLES, OREGON

## LANDSCAPE CONCEPT PLAN

Landscape Designer:

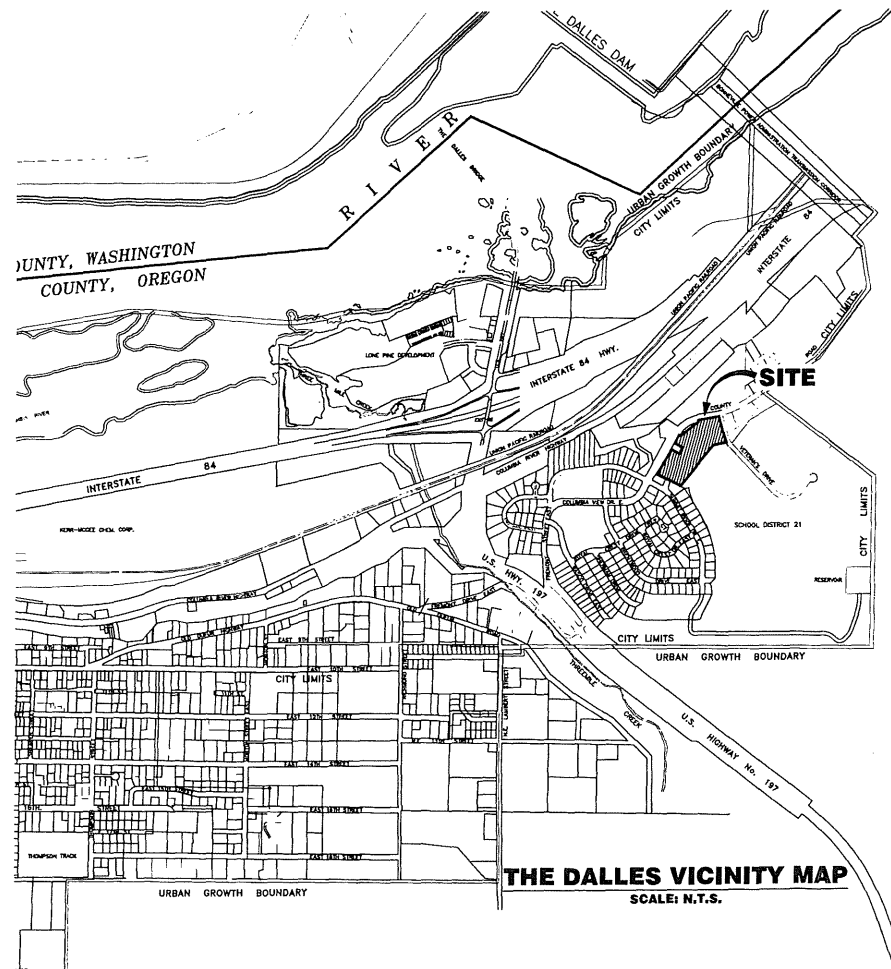
TIFFANY STRANZ



# PROPOSED WORSHIP FACILITY FOR THE DALLES SEVENTH DAY ADVENTIST CHURCH TAX LOT 01N-13E-01 101

**INDEX:**

- CE 1.0 COVER SHEET**
- CE 2.0 SITE SURVEY**
- CE 3.0 GRADING PLAN**
- CE 4.0 GENERAL NOTES**



**UTILITIES:**

**POWER:**  
NORTHERN WASCO CO. P.U.D.  
2345 RIVER ROAD,  
THE DALLES, OR. 97058.  
PH. (541) 296-2226  
CONTACT: ED ORTEGA

**TELEVISION:**  
CHARTER COMMUNICATIONS, INC.  
409 UNION STREET  
THE DALLES, OR. 97058  
PH. (541) 296-1146  
CONTACT: DAN WALLACE

**TELEPHONE:**  
CENTURY LINK  
285 WEBBER STREET,  
THE DALLES OR. 97058  
PH. (541) 298-3449  
CONTACT: DAVE JOHNSON

**BUILDING OFFICIAL:**  
MCCOG BUILDING CODES AGENCY  
1113 KELLY AVENUE  
THE DALLES, OREGON 97058  
PH. (541) 298-4461  
CONTACT: ROBERT FUTTER  
BUILDING OFFICIAL

**FIRE PROTECTION:**  
MID-COLUMBIA FIRE AND RESCUE  
1400 WEST 8TH. STREET  
THE DALLES, OREGON 97058  
PH. (541) 296-9445  
CONTACT: DAN HAMMEL, FIRE MARSHAL

**STREETS:**  
WASCO COUNTY, PUBLIC WORKS  
2705 E. 2ND STREET  
THE DALLES, OR. 97058  
PH. (541) 506-2646  
CONTACT: MARTY MATHERLY,  
ROADMASTER

**GAS:**  
NW NATURAL  
1125 BARGEWAY ROAD  
THE DALLES, OR. 97058  
PH. (541) 296-2229  
CONTACT: TONYA BRUMLEY

**PLANNING JURISDICTION:**  
CITY OF THE DALLES  
COMMUNITY DEVELOPMENT/ PLANNING  
313 COURT ST.  
THE DALLES, OREGON 97058  
PH. (541) 296-5481  
CONTACT: DAWN HERT, PLANNER

**WATER:**  
CITY OF THE DALLES,  
PUBLIC WORKS DEPT.  
1215 W. 1ST STREET  
THE DALLES, OR. 97058  
PH. (541) 506-2021  
CONTACT: DALE McCABE, CITY ENGINEER

**SANITARY SEWER:**  
CITY OF THE DALLES,  
PUBLIC WORKS DEPT.  
1215 W. 1ST STREET  
THE DALLES, OR. 97058  
PH. (541) 506-2021  
CONTACT: DALE McCABE, CITY ENGINEER

**OWNER:**  
THE DALLES SEVENTH DAY ADVENTIST CHURCH  
P.O. BOX 2290  
THE DALLES, OR. 97058  
PH. (541) 980-2616  
CONTACT: ROXIE COWART

**ENGINEER:**  
PIONEER SURVEYING AND ENGINEERING  
125 E SIMCOE DRIVE  
GOLDENDALE, WA 98620  
PH. 509-773-49-45  
DUSTIN CONROY (PROJECT MANAGER)

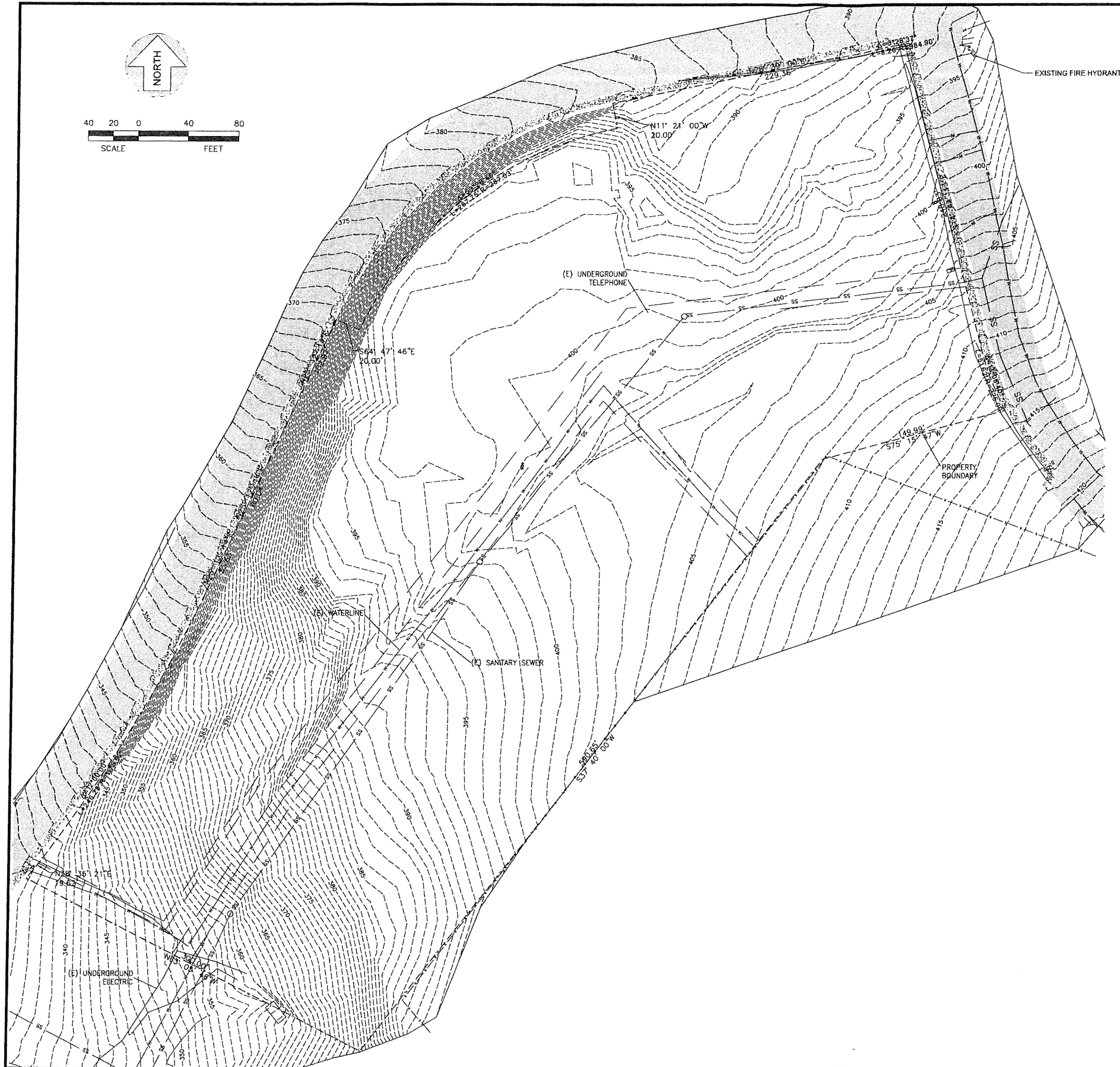
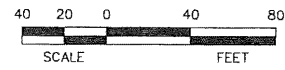
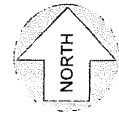
**Pioneer Surveying & Engineering, Inc.**  
 Civil/Structural Engineering and Land Planning  
 125 E. Simcoe Drive 98620  
 Goldendale, Washington  
 Phone (509) 773-4945, Fax (509) 773-8888, E-Mail pse@gorge.net.



THE DALLES SEVENTH DAY ADVENTIST CHURCH  
 THE DALLES, OR  
 COVER SHEET

No.	Date	Revisions
1.0	8-19-15	SUBMITTED FOR CONDITIONAL USE PERMIT

**CE-1.0**  
 SCALE: AS NOTED  
 JOB NO. 15-128  
 REV. 0



**LEGEND :**

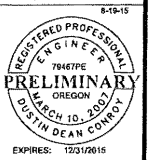
- MANHOLE
- (E) SAN SEWER
- PROPOSED SAN SEWER
- (E) STORM SEWER
- PROPOSED STORM SEWER
- CATCH BASIN
- CLEAN OUT
- (E) WATER LINE
- PROPOSED WATER LINE
- FIRE HYDRANT
- WATER VALVE
- BLOW-OFF VALVE
- WM = WATER METER
- GB GRADE BREAK
- C CATCH LINE
- D DITCH LINE
- OHP OVERHEAD ELECTRIC POWER LINE
- UE UNDERGROUND ELECTRIC POWER LINE
- P POWER POLE
- F FENCE LINE
- T TELEPHONE PEDESTAL
- G GAS METER
- P POWER TRANSFORMER
- EM = ELECTRIC METER
- (E) CONTOUR LINE
- (E) INDEX CONTOUR LINE
- PROPOSED F.C. CONTOUR LINE

NOTE : ALL OTHERS AS NOTED ON PLAN

**HATCH LEGEND :**

- PROPOSED LANDSCAPING
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING ASPHALT
- EXISTING BUILDING
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED ASPHALT

**PSE** Pioneer Surveying & Engineering, Inc.  
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 125 E. Simcoe Drive  
 Goldendale, Washington 98620  
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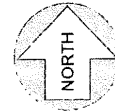


THE DALLES  
 SEVENTH DAY ADVENTIST CHURCH  
 THE DALLES, OR  
 SITE SURVEY

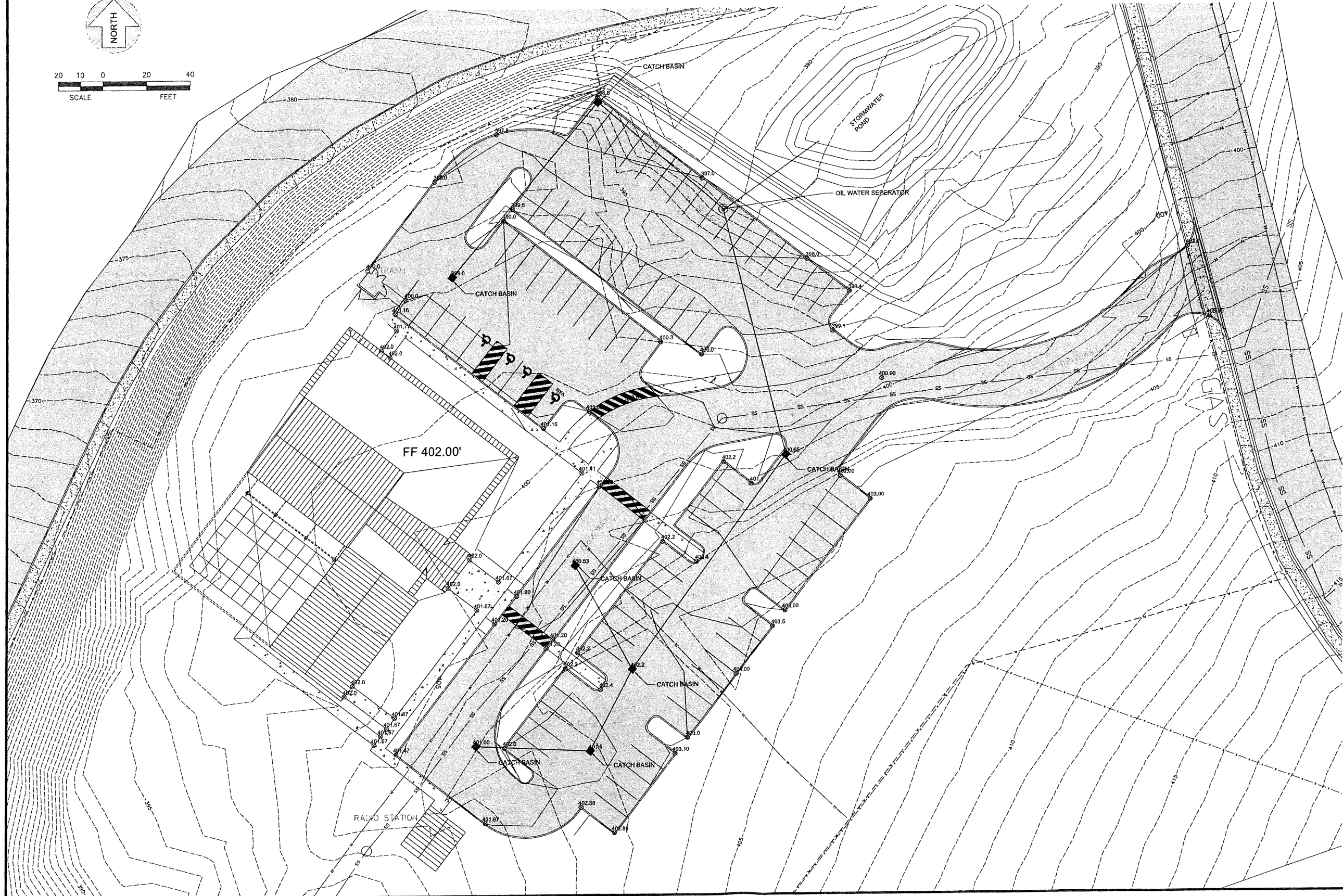
Revisions  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 1.0 8-18-15 SUBMITTED FOR CONDITIONAL USE PERMIT

SHEET NO.  
**CE-2.0**

SCALE: AS NOTED  
 JOB NO. 15-128  
 REV.



20 10 0 20 40  
SCALE FEET



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THE DALLES SEVENTH DAY ADVENTIST CHURCH  
THE DALLES, OR  
GRADING PLAN

No.	Date	Revisions
1.0	8-19-15	SUBMITTED FOR CONDITIONAL USE PERMIT

SHEET NO.  
**CE-3.0**  
SCALE: AS NOTED  
JOB NO. 15-128  
REV. 0

**GENERAL NOTES:**

- A) CONTRACTOR SHALL ACQUIRE AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY. OWNER TO PAY ALL PROJECT PERMIT COSTS. CONTRACTOR SHALL PROVIDE OWNER 48 HOURS NOTICE PRIOR TO REQUIRING PAYMENT FOR PERMITS.
- B) CONTRACTOR TO PAY ALL PROJECT UTILITY TAPPING, TV, AND CHORINATION COSTS. COST FOR INTERESTING SHALL BE BORNE BY THE CONTRACTOR. CONTRACTOR SHALL COORDINATE AND PAY ALL COSTS ASSOCIATED WITH CONNECTING TO EXISTING WATER, SANITARY SEWER AND STORM SEWER FACILITIES.
- C) CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.
- D) ALL MATERIALS AND WORKMANSHIP FOR UTILITIES IN STREET RIGHT-OF-WAY OR EASEMENTS SHALL CONFORM TO APPLICABLE AGENCIES' CONSTRUCTION SPECIFICATIONS WHERE EACH HAS JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, WACON COUNTY (WACON), OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), WASHINGTON DEPARTMENT OF HEALTH (DOH) AND THE WASHINGTON DEPARTMENT OF ECOLOGY (DOE).
- E) UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR, CONSTRUCTION OF ALL PUBLIC FACILITIES SHALL BE DONE BETWEEN 7:00 AM AND 6:00 P.M., MONDAY THROUGH FRIDAY.
- F) THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.
- G) THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES A MINIMUM OF 48 BUSINESS HOURS (2 BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION AND COMPLY WITH ALL OTHER REQUIREMENTS OF ORS 257.541 TO 257.571 AND RCW 19.122.
- H) ANY INSPECTION BY THE CITY OR OTHER AGENCIES SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES AND AGENCY REQUIREMENTS.
- I) CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, TRAFFIC CONES PER CITY REQUIREMENTS IN ACCORDANCE WITH THE WACON COUNTY AND/OR WASHINGTON AGENCIES. ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
- J) CONTRACTOR SHALL BE LICENSED WITH THE CONSTRUCTION CONTRACTOR BOARD.
- K) ELEVATIONS ARE BASED ON AN ASSIGNED DATUM.

**EXISTING UTILITIES & FACILITIES:**

- A) THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES WHEREIN HE WILL RECORD ANY DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES ENCOUNTERED. THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY THE CITY UPON REQUEST. FAILURE TO CONFORM TO THIS REQUIREMENT MAY RESULT IN DELAY OF PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
- B) UPON COMPLETION OF CONSTRUCTION OF ALL NEW FACILITIES, CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD RECORD DRAWINGS CONTAINING ALL AS-BUILT DRAWINGS TO THE ENGINEER FOR USE IN THE PREPARATION OF AS-BUILT DRAWINGS FOR SUBMITTAL TO THE CITY AND OWNER. ALL INFORMATION SHOWN ON THE CONTRACTORS FIELD RECORD DRAWINGS SHALL BE SUBJECT TO VERIFICATION BY THE ENGINEER. IF SIGNIFICANT ERRORS OR DEVIATIONS ARE NOTED BY THE ENGINEER, AN AS-BUILT SURVEY PREPARED AND STAMPED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AND/OR QUALIFIED ENGINEER SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
- C) THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWING ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND SIZES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- D) THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTORS EXPENSE.
- E) CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF POTENTIAL UTILITY CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, AND THE DESIGN ENGINEER SHALL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITY CROSSINGS SHALL BE PROTECTED AS NECESSARY PRIOR TO EXCAVATING OR DRIVING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS.
- F) ALL FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY ENGINEER.
- G) UTILITIES OR INTERFERING PORTIONS OF UTILITIES THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL FLAG THE REMAINING EXPOSED ENDS OF ABANDONED UTILITIES IN A MANNER APPROVED BY THE CITY.
- H) CONTRACTOR SHALL REMOVE ALL EXISTING SIGNS, MAILBOXES (POSTAL SERVICE NOTIFICATION REQUIRED), FENCES, LANDSCAPING, ETC., AS REQUIRED TO AVOID DAMAGE DURING CONSTRUCTION AND REPLACE THEM TO EXISTING OR BETTER CONDITION.
- I) ANY SEPTIC TANKS ENCOUNTERED DURING CONSTRUCTION SHALL BE PLANTED OUT. CONTRACTOR SHALL BREAK BOTTOM OF TANK OUT AND BACKFILL WITH PEA GRAVEL UNLESS OTHERWISE REQUIRED BY PUBLIC AGENCIES HAVING JURISDICTION. SEPTIC TANK REMOVAL TO BE IN ACCORDANCE WITH SANITARIAN REQUIREMENTS.
- J) ANY WELLS ENCOUNTERED SHALL BE ABANDONED PER STATE REQUIREMENTS.
- K) ANY FUEL TANKS ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF PER STATE REQUIREMENTS. BACKFILL WITH COMPACTED GRANULAR MATERIAL.
- L) CONTRACTOR SHALL COORDINATE AND PAY ALL COSTS ASSOCIATED WITH REMOVING OR ABANDONING ANY SEPTIC TANKS, WELLS (INCLUDING BOREHOLE PREVENTERS) AND FUEL TANKS ENCOUNTERED AS PER REGULATORY AGENCY REQUIREMENTS. WHEN SHOWN ON THE DRAWINGS, THESE STRUCTURES SHALL BE REMOVED OR ABANDONED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY SEPTIC TANKS, WELLS OR FUEL TANKS NOT SHOWN ON THE DRAWINGS, AND OBTAIN CONSENT FROM THE OWNER PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A DETAILED COST BREAKDOWN OF ALL WORK RELATED TO REMOVING ABANDONING SAID STRUCTURES. THE CONTRACTOR IS REIMBURSED ON A TIME & MATERIALS BASIS OR AT A NEGOTIATED PRICE AS AGREED TO BY THE OWNER.
- M) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAR OF MUD, DUST OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.

**CURBS & SIDEWALKS:**

- A) UNLESS OTHERWISE SHOWN OR INDICATED ON THE DRAWINGS, 6-INCHES NOMINAL CURB EXPOSURE USED FOR DESIGN OF ALL PARKING LOT AND STREET GRADINGS.
- B) CONTRACTOR SHALL CONSTRUCT HANDICAP ACCESS RAMPS AT ALL INTERSECTIONS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- C) SIDEWALK TO BE INSTALLED AS INDIVIDUAL LOTS ARE DEVELOPED.
- D) SIDEWALKS SHALL BE A MINIMUM OF 4-INCHES THICK AND STANDARD DRIVEWAYS SHALL BE A MINIMUM OF 6-INCHES THICK. CONSIDERABLE USE DRIVEWAYS AND ALLEY APPROACHES SHALL BE MINIMUM 8-INCHES THICK. ALL CURBS, SIDEWALKS AND DRIVEWAYS SHALL BE CONSTRUCTED USING 3500 PSI CONCRETE WITH TYPE 1 OR TYPE 10 CLEAR CURING COMPOUND. (PER RCW 720)
- E) WHEN TRENCH EXCAVATION REQUIRES REMOVAL OF PCC CURBS AND/OR SIDEWALKS, THE CURBS AND/OR SIDEWALKS SHALL BE SAWCUT AND REMOVED AT A TOOKED JOINT UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE CITY. THE SAWCUT LINES SHOWN ON DRAWINGS ARE SCHEMATIC AND NOT INTENDED TO SHOW THE EXACT ALIGNMENT OF SUCH CUTS.

**GRADING, PAVING & DRAINAGE:**

- A) UNLESS OTHERWISE NOTED, ALL GRADING, ROCKING AND PAVING TO CONFORM TO 0001/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY, CURRENT EDITION.
- B) CLEAR AND GRUB WITHIN WORK LIMITS ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ETC. DO NOT DAMAGE OR REMOVE TREES EXCEPT AS APPROVED BY THE ENGINEER SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS TWO INCHES IN DIAMETER OR LARGER.
- C) STRIP WORK LIMITS, REMOVING ALL ORGANIC MATERIAL, WHICH CANNOT BE COMPACTED INTO A STABLE MASS. ALL TREES, BRUSH AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OF OFF-SITE.
- D) IMMEDIATELY FOLLOWING STRIPPING OPERATIONS, COMPACT SUBGRADE TO 95% WITHIN PAVED AREAS (90% IN OTHER AREAS) OF THE MAXIMUM DRY DENSITY PER ASTM D-698 TEST METHOD (STANDARD PROCTOR). SUBGRADES MUST BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLACING EMBANKMENTS, ENGINEERED FILLS OR FINE GRADING FOR BASE ROCK. CITY TO INSPECT WORK PERFORMED WITHIN R.O.W.
- E) ALL FILLS SHALL BE ENGINEERED EXCEPT FOR FILLS LESS THAN 18-INCHES IN DEPTH WHICH ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, BUILDING PADS, PARKING LOTS OR OTHER AREAS TO BE IMPROVED. ENGINEERED FILLS SHALL BE CONSTRUCTED IN 6' LIFTS OVER APPROVED SUBGRADES. EACH LIFT SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-698 TEST METHOD (STANDARD PROCTOR)(90% ASTM D-698 FOR ALL OTHER AREAS).
- F) CRUSHED ROCK SHALL CONFORM TO SECTION 00641 (AGGREGATE SUBBASE, BASE, AND SHOULDERS) 0007/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY. COMPACT TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-698 TEST METHOD (STANDARD PROCTOR). WRITTEN COMPACTION TEST RESULTS FROM AN INDEPENDENT TESTING LABORATORY BE RECEIVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLACING A.C. PAVEMENT.
- G) A.C. PAVEMENT SHALL CONFORM TO SECTION 00744 (HOT MIXED ASPHALT CONCRETE PAVEMENT (HMAC)) 0007/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY. PAVEMENT SHALL BE COMPACTED TO MINIMUM OF 91% OF MAXIMUM DENSITY AS DETERMINED BY THE RICE STANDARD METHOD.
- H) UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADINGS SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN.
- I) FINISH PAVEMENT GRADINGS AT TRANSITION IN EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADINGS OR BE FEATHERED PAST JOINTS WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINING SURFACE.
- J) ALL EXISTING OR CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADINGS OF THE PAVEMENT, SIDEWALK, LANDSCAPED AREA OR MEDIAN STRIP WHEREIN THEY LIE. VERIFY THAT ALL VALVE BODIES AND RISERS ARE CLEAN AND CENTERED OVER THE OPERATION. ANY ADJUSTMENT AFTER PLACEMENT OF FINAL WORKING COURSE WILL NOT BE ALLOWED.
- K) UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2:1.
- L) CONTRACTOR SHALL SEED AND MULCH ALL EXPOSED SLOPES AND DISTURBED AREA, WHICH ARE NOT SCHEDULED TO BE LANDSCAPED.

**TESTING AND INSPECTION**

- A) THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED OR NECESSARY INSPECTIONS ARE COMPLETED BY THE OWNER'S AUTHORIZED INSPECTORS PRIOR TO PROCEEDING WITH SUBSEQUENT WORK WHICH COVERS OR THAT IS DEPENDENT ON THE WORK TO BE INSPECTED. FAILURE TO OBTAIN NECESSARY INSPECTIONS AND APPROVAL(S) SHALL RESULT IN THE CONTRACTOR BEING FULLY RESPONSIBLE FOR ALL PROBLEMS ARISING FROM UNINSPECTED WORK.
- B) UNLESS OTHERWISE SPECIFIED, THE FOLLOWING TABLE OUTLINES THE MINIMUM TESTING SCHEDULE FOR THE PROJECT. THIS TESTING SCHEDULE IS NOT COMPLETE, AND DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF OBTAINING ALL NECESSARY INSPECTIONS FOR ALL WORK PERFORMED, REGARDLESS OF WHO IS RESPONSIBLE FOR PAYMENT.

REQUIRED TESTING AND FREQUENCY		Fully Responsible for payment	
		Contractor	Owner (See note 1)
STREETS, PARKING LOTS, PADS, FILLS, ETC.		✓ See note 1 & note 3	
SUBGRADE	1 TEST/4000 S.F./LIFT (2 MIN)	✓ See note 2 & note 3	
BASE/ROCK	1 TEST/4000 S.F./LIFT	✓ See note 2	
ASPHALT	1 TEST/4000 S.F./LIFT (2 MIN)		✓ See note 3
<b>PIPED UTILITIES, ALL</b>			
TRENCH BACKFILL	1 TEST/200 FOOT TRENCH/LIFT (2 MIN)	✓	See note 2
<b>WATER</b>			
PRESSURE	(TO BE WITNESSED BY ENGINEER OR APPROVING AGENCY)	✓	
FACTORY WATER TEST	PER OMB/DOH	✓	See note 2
CHLORINE RESIDUAL TEST	PER CITY REQUIREMENTS	✓	
<b>SANITARY SEWER</b>			
AIR TEST	PER CITY OR 0001/APWA, WHICHEVER IS MORE STRINGENT	✓	See note 4
MANHOLE	95% OF ACTUAL INSIDE DIAMETER	✓	
TV INSPECTION	LINES MUST BE CLEARED PRIOR TO TV WORK	✓	See note 2 & note 4
MANHOLE OR APPROVING AGENCY	VACUUM TEST EACH MANHOLE, WITNESSED BY ENGINEER	✓	See note 2 & note 4
<b>STORM</b>			
MANHOLE	95% OF ACTUAL INSIDE DIAMETER	✓	
TV INSPECTION	LINES MUST BE CLEARED PRIOR TO TV WORK	✓	

NOTE 1: OTHER REFERS TO OWNER, ENGINEER OR APPROVING AGENCY AS APPLICABLE. CONTRACTOR RESPONSIBLE FOR SCHEDULING TESTING. ALL TESTING MUST BE COMPLETED PRIOR TO PERFORMING SUBSEQUENT WORK.

NOTE 2: TESTING MUST BE PERFORMED BY AN APPROVED INDEPENDENT TESTING AGENCY.

NOTE 3: IN ADDITION TO IN PLACE DENSITY TESTING, THE SUBGRADE AND BASE/ROCK SHALL BE PROOF-ROLLED WITH A LOADED 10 TON SHARP TRACK PROVIDED BY THE CONTRACTOR. LOCATION AND PATTERN OF PROOF-ROLL TO BE AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

NOTE 4: CONTRACTOR MAY USE HYDROSTATIC TESTING IN LIEU OF VACUUM AND AIR TESTING.

**PIPED UTILITIES:**

- A) ALL TAPPING OF EXISTING MUNICIPAL SANITARY SEWER, STORM DRAIN MAINS, AND MANHOLES MUST BE DONE BY CONTRACTOR FORCES.
- B) UNDER FUTURE STREETS OR SIDEWALKS, USE CLASS "B" (1/4" MINUS AGGREGATE) BACKFILL FROM 8" BELOW PIPE TO SUBGRADE. WHERE DEPTH OF COVER IS BETWEEN 2 AND 3 FEET AND WELL-GRADED CLASS A (PAVING MATERIAL) IS ONLY ALLOWED WITHIN PUBLIC R.O.W. IF APPROVED BY THE CITY. EMBANKMENTS, ROCKS NOT EXCEEDING 6 INCHES IN GREATEST DIMENSION, WHICH ORIGINATE FROM THE TRENCH, WILL BE PERMITTED IN THE BACKFILL FROM 1 FOOT ABOVE THE TOP OF ANY PIPE TO 1 FOOT BELOW SUBGRADE. WHEN THE TRENCH IS WIDER THAN 3 FEET, ROCKS NOT EXCEEDING 6 INCHES IN GREATEST DIMENSION, WHICH ORIGINATE FROM THE TRENCH, WILL BE PERMITTED IN THE BACKFILL FROM 1 FOOT ABOVE THE TOP OF ANY PIPE OR BOX TO 5 FEET BELOW THE FINISHED SURFACE. ROCKS GREATER THAN 1/2 INCHES IN ANY DIMENSION WILL NOT BE PERMITTED IN BACKFILL PLACED WITHIN 1 FOOT OF SUBGRADE. WHERE ROCKS ARE INCLUDED IN THE BACKFILL, THEY SHALL BE MIXED WITH SUITABLE EXCAVATED MATERIALS SO AS TO ELIMINATE HOLES. SUBJECT TO THE PROVISIONS SPECIFIED HEREIN, THE MATERIAL OBTAINED FROM PROJECT EXCAVATIONS MAY BE USED AS BACKFILL PROVIDED THAT ALL ORGANIC MATERIAL, RUBBISH, DEBRIS, AND OTHER OBJECTIONABLE MATERIALS ARE FIRST REMOVED.
- C) CONTRACTOR SHALL ARRANGE TO ABANDON EXISTING SEWER AND WATER SERVICES NOT SCHEDULED TO REMAIN IN SERVICE IN ACCORDANCE WITH APPROVING AGENCY REQUIREMENTS.
- D) ALL PIPED UTILITIES ABANDONED IN PLACE SHALL HAVE ALL OPENINGS CLOSED WITH CONCRETE PLUGS WITH A MINIMUM LENGTH EQUAL TO 2 TIMES THE DIAMETER OF THE ABANDONED PIPE.
- E) THE END OF ALL UTILITY STUDS SHALL BE MARKED WITH A 224 COLOR CODED AND WIRED TO PIPE STUD.
- F) ALL NON-METALLIC WATER, SANITARY AND STORM SEWER PIPING SHALL HAVE AN ELECTRICALLY CONDUCTIVE INSULATED 12 GAUGE COPPER TRACER WIRE THE FULL LENGTH OF THE INSTALLED PIPE USING BLUE WIRE FOR WATER AND GREEN FOR STORM AND SANITARY PIPING. TRACER WIRE SHALL BE EXTENDED UP INTO ALL VALVE BOXES, CLEAN-OUTS, MANHOLES AND CATCH BASINS. TRACER WIRE PENETRATIONS INTO MANHOLES SHALL BE WITHIN 18 INCHES OF THE RIM ELEVATION AND ADJACENT TO MANHOLE STEPS. THE TRACER WIRE SHALL BE TIED TO THE TOP MANHOLE STEP OR OTHERWISE SUPPORTED TO ALLOW RETRIEVAL FROM THE OUTSIDE OF THE MANHOLE. USE WATERPROOF FITTINGS AT ALL CONNECTIONS.
- G) NO TRENCHES IN ROADS OR DRIVEWAYS SHALL BE LEFT IN AN OPEN CONDITION OVERNIGHT. ALL SUCH TRENCHES SHALL BE CLOSED BEFORE THE END OF EACH WORK DAY AND NORMAL TRAFFIC FLOWS RESTORED.
- H) SANITARY SEWER LATERALS TO BE RUN TO EDGE OF R.O.W. AT 1/4" PER 12' SLOPE. LATERALS TO BE INSTALLED DOWNSTREAM OF MAINLINE CLEAN OUTS AND/OR MANHOLES. ALL CATCH BASINS TO HAVE 8" PVC, SDR-35 LATERALS. CATCH BASIN LOCATION MAY BE MODIFIED TO ACCOMMODATE LOW SPOTS CREATED DURING CONSTRUCTION. ENGINEER AND/OR CITY PROJECT MANAGER MAY REQUIRE ADDITIONAL CATCH BASINS TO BE PLACED AT LOW SPOTS CREATED DURING CONSTRUCTION.
- I) CONTRACTOR TO MAKE MINOR ADJUSTMENT TO SERVICE LOCATIONS, WHERE NECESSARY, TO AVOID CONFLICT. MAINTAIN 3" MINIMUM SEPARATION BETWEEN STORM AND SANITARY AND 10" MIN. SEPARATION BETWEEN SANITARY AND WATER, 1' TO MANHOLES OR CATCH BASINS AND 5' BETWEEN MANHOLES AND CATCH BASINS. MAINTAIN 1" VERTICAL AND 2" HORIZONTAL SEPARATION BETWEEN CITY AND PRIVATE FRANCHISE UTILITY SERVICES AND 2' HORIZONTAL SEPARATION BETWEEN CITY UTILITIES IN A COMMON TRENCH.

**WATER SYSTEM: (CITY OF THE DALLES)**

- A) CITY FORCES TO OPERATE ALL VALVES INCLUDING FIVE HYDRANTS ON EXISTING PUBLIC MAINS.
- B) ALL WATER MAINS SHALL BE DUCTILE IRON CLASS 52. ALL FITTINGS 4-INCHES THROUGH 24-INCHES IN DIAMETER SHALL BE DUCTILE IRON FITTINGS IN CONFORMANCE WITH ANMA C-153 OR ANMA C-110. THE MINIMUM WORKING PRESSURE FOR ALL 1/4" CAST IRON OR BRONZE FITTINGS 4-INCHES THROUGH 24-INCH IN DIAMETER SHALL BE 350 PSI FOR 1/4" FITTING AND 250 PSI FOR FLANGED FITTINGS.
- C) MATERIALS THAT COME INTO CONTACT WITH POTABLE WATER SHALL MEET NATIONAL SANITATION FOUNDATION STANDARD 61, SECTION 9 REQUIREMENTS.
- D) ALL WATER MAINS TO BE INSTALLED WITH A MINIMUM 36 INCH COVER TO FINISH GRADE UNLESS OTHERWISE NOTED OR DIRECTED. SERVICE LINES TO BE INSTALLED WITH A MINIMUM 30 INCH COVER. DEEPER DEPTHS MAY BE REQUIRED AS SHOWN ON THE DRAWINGS OR TO AVOID OBSTRUCTIONS.
- E) UNLESS OTHERWISE SHOWN OR APPROVED BY THE ENGINEER, ALL VALVES SHALL BE FLANGE CONNECTED TO ADJACENT TEES OR CROSSES.
- F) WATER SERVICE PIPE ON THE PUBLIC SIDE OF THE METER SHALL BE TYPE K SOFT COPPER TUBING CONFORMING TO ASTM B-8 AS SHOWN IN THE WATER SERVICE DETAIL.
- G) ALL CONNECTIONS INTO EXISTING WATERLINE ARE TO BE DONE BY CITY APPROVED CONTRACTOR. SUBMIT NAME, QUALIFICATIONS AND MATERIAL SPECIFICATIONS TO CITY FOR REVIEW AND APPROVAL A MINIMUM OF 1 WEEK IN ADVANCE OF WORK.
- H) CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT AND MATERIALS (INCLUDING PULVES, BLOWOUTS, VALVES, SERVICE TAPS, ETC.) REQUIRED TO FLUSH, TEST AND DISCHARGE WATERLINES PER PUBLIC AGENCY REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH CONSTRUCTION OF THE 0007/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY.
- I) THE WORK SHALL BE PERFORMED IN A MANNER DESIGNED TO MAINTAIN WATER SERVICE TO BUILDINGS SUPPLIED FROM THE EXISTING WATERLINES. IN NO CASE SHALL SERVICE TO ANY MAIN LINE OR BUILDING BE INTERRUPTED FOR MORE THAN FOUR (4) HOURS IN ANY ONE DAY. CONTRACTOR SHALL NOTIFY THE CITY AND ALL AFFECTED RESIDENTS AND BUSINESSES A MINIMUM OF 2 BUSINESS HOURS (1 BUSINESS DAY) PRIOR TO ANY INTERRUPTION OF SERVICE.
- J) WHERE SANITARY SEWER LINES CROSS ABOVE OR WITHIN 18" MINIMUM VERTICAL SEPARATION BELOW A WATERLINE, SEWER MAINS AND/OR LATERALS SHALL BE REPLACED WITH ANMA C-900 PVC PIPE (OR 18") AT THE CROSSING. CENTER ONE FULL LENGTH OF ANMA C-900 PVC PIPE AT POINT OF CROSSING. CONNECT TO EXISTING SEWER LINES WITH APPROVED MANUFACTURED FITTINGS. BACKFILL WITH COF AT CROSSINGS.

**SANITARY SEWER SYSTEM:**

- A) UNLESS OTHERWISE SPECIFIED, SANITARY SEWER PIPE SHALL BE PVC IN CONFORMANCE WITH ASTM D3034, SDR 35. MINIMUM STIFFNESS SHALL BE 46 PSI PER ASTM D-2412 AND JOINT TYPE SHALL BE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212. ALL OTHER APPURTENANCES AND INSTALLATION TO CONFORM TO THE CITY SPECIFICATIONS.
- B) ALL PRECAST MANHOLES SHALL BE PROVIDED WITH INTEGRAL RUBBER BOOTS. WHERE MANHOLES WITH INTEGRAL RUBBER BOOTS ARE NOT USED, A SHEAR JOINT SHALL BE PROVIDED ON ALL MANHOLES WITHIN 1.5 FEET OF THE OUTSIDE FACE OF THE MANHOLE. WATERPROOF LOCKDOWN LOSS REQUIRED ON ALL MANHOLES OUTSIDE OF PUBLIC RIGHT-OF-WAY. ALL MANHOLES ARE TO HAVE FLOW CHANNELS CAST IN THEM.
- C) OPENINGS FOR CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY SAWCUTTING OR CORE-DRILLING EXISTING MANHOLE STRUCTURE. USE OF PNEUMATIC JACKHAMMER SHALL BE PROHIBITED. CONNECTIONS TO BE WATERPROOF AND SHALL PROVIDE A SMOOTH FLOW INTO AND THROUGH THE MANHOLE. SMALL CHIPPING HAMMERS OR SIMILAR LIGHT TOOLS WHICH WILL NOT DAMAGE OR CRACK THE MANHOLE BASE MAY BE USED TO SHAPE CHANNELS OR ENLARGE EXISTING OPENINGS IF AUTHORIZED BY THE ENGINEER.
- D) PER DEQ/DOE REQUIREMENTS, CONTRACTOR SHALL HAVE PUBLIC SEWER INSTALLATION INSPECTED AND TESTED AND CERTIFIED BY A LICENSED ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH 48 HOURS ADVANCE NOTICE FOR INSPECTION.
- E) CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS, EQUIPMENT FACILITIES TO TEST SANITARY SEWER PIPE AND APPURTENANCES FOR LEAKAGE IN ACCORDANCE WITH CITY CONSTRUCTION STANDARDS. SANITARY SEWER PIPE AND APPURTENANCES SHALL BE TESTED FOR LEAKAGE. LEAKAGE TESTS SHALL INCLUDE AN AIR TEST OF ALL SEWER MAINS AND LATERALS AND VACUUM TESTING OF THE MANHOLES. MANHOLE TESTING SHALL BE PERFORMED AFTER COMPLETION OF AC PAVEMENT AND FINAL SURFACE RESTORATION.
- F) MANHOLES CONSTRUCTED OVER EXISTING SANITARY SEWERS SHALL CONFORM TO SECTION 0040.41 (MANHOLES OVER EXISTING SEWERS) OF THE 0007/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY. THE EXISTING PIPE SHALL NOT BE BROKEN OUT UNLESS AFTER THE COMPLETION OF THE MANHOLE TESTS.
- G) PRIOR TO MANHOLE TESTING AND/OR TV INSPECTION, FLUSH AND CLEAN ALL SEWERS, AND REMOVE ALL FOREIGN MATERIAL FROM THE MAINLINES AND MANHOLES.
- H) CONTRACTOR SHALL CONDUCT DEFLECTION TESTS OF FLEXIBLE SANITARY SEWER PIPES BY PULLING AN APPROVED MANDREL THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL BE 85% OF THE INITIAL PIPE DIAMETER. TEST SHALL BE CONDUCTED NOT MORE THAN 30 DAYS AFTER THE TRENCH BACKFILLING AND COMPACTION HAS BEEN COMPLETED.
- I) UPON COMPLETION OF ALL SEWER CONSTRUCTION, TESTING AND REPAIR, THE CONTRACTOR SHALL CONDUCT A COLOR TV ACCEPTANCE INSPECTION OF ALL PUBLIC MAINLINES IN ACCORDANCE WITH SECTION 00445.74 (TELEVISION INSPECTION OF SANITARY AND STORM SEWERS) OF THE 0007/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY. THE TV INSPECTION SHALL BE CONDUCTED BY AN APPROVED TECHNICAL SERVICE, WHICH IS EQUIPPED TO MAKE AUDIO-VISUAL RECORDING OF THE TV INSPECTIONS ON VHS VIDEO TAPE OR DVD. UNLESS OTHERWISE REQUIRED BY AGENCY WITH JURISDICTION, A STANDARD 1-INCH DIAMETER BALL SHALL BE SUSPENDED IN FRONT OF THE CAMERA DURING THE INSPECTION. SUFFICIENT WATER BE KEPT AT LOW AREAS OR REVERSE DRAIN SHALL BE DISCHARGED INTO THE PIPE IMMEDIATELY PRIOR TO INITIATION OF THE TV INSPECTION. THE VHS TAPE AND WRITTEN REPORT SHALL BE DELIVERED TO THE CITY.

**STORM DRAIN SYSTEM:**

- A) STORM SEWER PIPE MATERIALS TO CONFORM TO THE CONSTRUCTION DRAWINGS AND CITY REQUIREMENTS (PVC D3034 ONLY, NO HDPE UNLESS SPECIFICALLY AUTHORIZED BY THE CITY). UNLESS OTHERWISE NOTED OR SHOWN ON THE DRAWINGS, STORM SEWER PIPE MATERIALS WITH WATERPROOF JOINTS SHALL CONFORM TO THE TABLE BELOW. CONTRACTOR SHALL USE UNIFORM PIPE MATERIAL ON EACH PIPE RUN BETWEEN STRUCTURES UNLESS OTHERWISE DIRECTED OR APPROVED.
- B) CONTRACTOR SHALL DESIGNATE THE PIPE MATERIAL ACTUALLY INSTALLED ON THE FIELD RECORD DRAWINGS AND PROVIDE THIS INFORMATION TO THE ENGINEER FOR AS-BUILT DRAWINGS.
- C) CATCH BASINS SHALL BE SET SQUARE WITH BUILDINGS OR WITH THE EDGE OF THE PARKING LOT OR STREET WHERE THEY LIE. STORM DRAIN INLET STRUCTURES AND PAVING SHALL BE ADJUSTED SO WATER FLOWS INTO THE STRUCTURE WITHOUT PONDING WATER.
- D) UNLESS OTHERWISE APPROVED BY THE ENGINEER, ALL STORM DRAIN CONNECTIONS SHALL BE BY MANUFACTURED TEES OR SADDLES. CATCH BASIN LATERALS ARE TO USE W/45 WYES.
- E) UNLESS OTHERWISE SHOWN OR DIRECTED, INSTALL STORM SEWER PIPE IN ACCORDANCE WITH MANUFACTURERS INSTALLATION.
- F) PRIOR TO MANHOLE TESTING OR FINAL ACCEPTANCE, FLUSH AND CLEAN ALL STORM DRAINS, AND REMOVE ALL FOREIGN MATERIAL FROM THE MAINLINES, MANHOLES AND CATCH BASIN.
- G) CONTRACTOR SHALL CONDUCT DEFLECTION TEST OF FLEXIBLE STORM SEWER PIPES BY PULLING AN APPROVED MANDREL THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL BE 85% OF THE INITIAL PIPE DIAMETER. TEST SHALL BE CONDUCTED NOT MORE THAN 30 DAYS AFTER THE TRENCH BACKFILLING AND COMPACTION HAS BEEN COMPLETED.
- H) CATCH BASIN LATERALS ARE TO BE "WYED" INTO THE MAIN. STAGGER WYES SIGHTLY WHERE CATCH BASINS ARE DIRECTLY ACROSS FROM ONE ANOTHER.
- I) ALL MANHOLE BASES SHALL BE CONSTRUCTED WITH FLOW THROUGH CHANNELS.

COVER DEPTH	8" --- 48" DIAMETER
LESS THAN 2' COVER	CLASS 52 DUCTILE IRON PIPE WITH BELL AND SPOOT JOINTS AND RUBBER GASKET OR HOPE (HIGH DENSITY POLYETHYLENE) PIPE CONFORMING TO ASHTO M-252 (8"-10") OR ASHTO M-294, TYPE S (12"-48") WITH PRESSURE TESTABLE FITTINGS AND G-RING GASKETS CONFORMING TO ASTM F-1336 AND ASTM F-477 RESPECTIVELY WITH COF BACKFILL.
2' TO 2.5' COVER	PIPE SPECIFIED FOR LESSER COVER DEPTH PVC ASTM D3034 SDR-35 ELASTOMERIC GASKETS CONFORMING TO ASTM D-3212.
2.5' TO 15' COVER	PIPE SPECIFIED FOR LESSER COVER DEPTH

**STREET LIGHTS:**

- A) STREET LIGHTS SHALL BE INSTALLED AFTER ALL OTHER EARTHWORK AND PUBLIC UTILITY INSTALLATIONS ARE COMPLETED AND AFTER ROUGH GRADING OF THE PROPERTY IS SPECIFIED TO PREVENT DAMAGE TO THE POLES.
- B) STREET LIGHT POLES SHALL BE SET TO A DEPTH AS SPECIFIED BY THE MANUFACTURER, BUT NOT LESS THAN 5 FEET.
- C) STREET LIGHT POLES SHALL BE INSTALLED WITHIN ONE DEGREE (1°) OF PLUMB.
- D) CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND PAY ALL COSTS FOR PROCUREMENT, INSTALLATION, WIRING AND HOOK UP OF STREET LIGHTS.

**PRIVATE UTILITIES:**

- A) UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR APPROVED BY JURISDICTION HAVING AUTHORITY, ALL NEW PRIVATE UTILITIES (POWER, CABLE TV, TELEPHONE & GAS) SHALL BE INSTALLED UNDERGROUND. INSTALLATION OF PRIVATE UTILITIES IN A COMMON TRENCH WITH WATER, SANITARY SEWER OR STORM SEWER IS PROHIBITED.
- B) CONTRACTOR SHALL COORDINATE POWER, TELEPHONE, AND CABLE TV COMPANY FOR LOCATION OF VAULTS, PEDESTALS, ETC. ALL ABOVE GRADE FACILITIES SHALL BE PLACED IN A LOCATION OUTSIDE THE PROPOSED SIDEWALK LOCATION.
- C) POWER, TELEPHONE AND CABLE TRACING AND CONDUITS SHALL BE INSTALLED PER UTILITY COMPANY REQUIREMENTS WITH PULL WIRE. CONTRACTOR SHALL VERIFY WITH UTILITY COMPANY FOR SIZE AND TYPE OF CONDUIT PRIOR TO CONSTRUCTION. ALL CHANGES IN DIRECTION OF UTILITY CONDUIT RUNS SHALL HAVE LONG RADIUS STEEL BENDS.
- D) CONTRACTOR SHALL NOTIFY AND COORDINATE WITH PRIVATE UTILITY FOR RELOCATION OF POWER POLES, VALVES, ETC.
- E) ALL PRIVATE UTILITY STRUCTURES (VAULTS, PEDESTALS, LIGHT POLES, ETC.) SHALL BE SET A MINIMUM OF 1 FOOT FROM ANY PROPERTY CORNER OR SURVEY MONUMENT.

**Pioneer Surveying & Engineering, Inc.**  
Civil/Structural Engineering and Land Planning  
**PSE**  
125 E. Simcoe Drive  
Goldendale, Washington 98620  
Phone (509) 773-4945, Fax (509) 773-6888, E-Mail pse@gorge.net.

REGISTERED PROFESSIONAL ENGINEER  
1548 P.E.  
**PRELIMINARY**  
MARCH 10, 2021  
OREGON  
EXPIRES: 12/31/2015

THE DALLES SEVENTH DAY ADVENTIST CHURCH  
THE DALLES, OR  
GENERAL NOTES

Revision  
Date  
No.  
SHEET NO.  
**CE-4.0**  
SCALE: AS NOTED  
JOB NO. REV.  
15-128

SUBMITTED FOR CONDITIONAL USE PERMIT

**RESOLUTION NO. P.C. 545-15**

Adopting Conditional Use Permit Application #177-15 of Design LLC to gain approval to construct a new data storage building taller than general height allowance. The property is located at 4350 River Trail Way, The Dalles, Oregon, and is further described as Township 2 North, Range 13 East, Map 21, tax lot 1800. Property is zoned “I” – Industrial District.

**I. RECITALS:**

- A. The Planning Commission of the City of The Dalles has conducted a public hearing to consider the above request on September 3, 2015. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- B. Staff’s report of Conditional Use Permit #177-15 and the minutes of the September 3, 2015 Planning Commission meeting, upon approval, provide the basis for this resolution and are incorporated herein by reference.

**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. CUP #177-15 is hereby *approved* with the following conditions of approval:
  - 1. Any improvements must be completed in accordance with Land Use and Development Ordinance 98-1222, except as modified by this CUP.
  - 2. Applicant will need to file and receive approval of a site plan review application, and satisfy any conditions of approval.
  - 3. Building permits will be required for each structure. System Development Charges, if applicable, will be assessed at that time.
  - 4. The height of either building is limited to 110 feet except for those areas housing the stair and elevator towers which are limited to 126 feet.
  - 5. No portion of a building over 55 feet in height shall be located within 50 feet of the Riverfront Trail.
  - 6. A landscape buffer will be provided between the buildings and the Riverfront Trail. The landscaping details will be determined as part of the Site Plan Review process.

**III. APPEALS, COMPLIANCE, AND PENALTIES:**

- A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 3.020.080 of the Land Use and Development Ordinance, and must be filed with the City Clerk within ten (10) days of the date of mailing of this resolution.
- B. Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this permit.
- C. All conditions of approval must be met within the time limits set by this resolution or by ordinance. Failure to meet any condition will prompt enforcement proceedings that can result in: 1) permit revocation; 2) fines of up to \$500.00 per day for the violation period; 3) a civil proceeding seeking injunctive relief.

The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 3RD DAY OF SEPTEMBER, 2015.

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Bruce Lavier, Chairman  
Planning Commission

I, Richard Gassman, Planning Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 3rd day of September, 2015.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Richard Gassman, Planning Director  
City of The Dalles

**RESOLUTION NO. P.C. 546-15**

Adopting Conditional Use Permit Application #178-15 of Robert A. Richards/The Dalles Seventh Day Adventist Church to gain approval to site and construct a new 9,154 square foot church facility (216 seats). Property is located on the 500 block of Veterans Drive, The Dalles, Oregon, and is further described as 1N 13E 01 t.l. 101. Property is zoned “RL”- Low Density Residential District.

**I. RECITALS:**

- A. The Planning Commission of the City of The Dalles has conducted a public hearing to consider the above request on September 3, 2015. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- B. Staff’s report of Conditional Use Permit #178-15 and the minutes of the September 3, 2015 Planning Commission meeting, upon approval, provide the basis for this resolution and are incorporated herein by reference.

**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. CUP #178-15 is hereby *approved* with the following conditions of approval:
  - 1. Prior to the start of any work, the City requires that a pre-construction meeting be held with the applicant, the City Engineer, and the Development Inspector.
  - 2. All onsite and offsite improvements must be installed by the applicant in accordance with the Land Use Development Ordinance and the AWPAs standards, specifications, and drawings, as amended and adopted by the City, and approved by the City Engineer, or otherwise guaranteed to be completed by the applicant to the satisfaction of the City.
  - 3. Proposed development and final detailed construction plans will be required to be reviewed and approved by the City Engineer per established standards.
  - 4. Prior to the issuance of a building permit, the applicant shall submit a completed Wastewater Survey Questionnaire to the City Planning Department.
  - 5. A Physical Constraints Permit will be required for the excavation on-site. An erosion and dust control plan will need to be submitted for construction and be included in the detailed drawings.
  - 6. With the exterior lighting planned, a detailed site lighting/photometric plan shall be submitted and approved prior to the issuance of building permits. The plan shall demonstrate that the maximum illumination at the property line will not exceed an average horizontal foot candle of 0.3 for non-cut-off lights and 1.0 for cut-off lights. The plan shall also demonstrate that the bicycle parking has a minimum lighting level of 3.0 foot candles.
  - 7. A detailed landscape plan will be required to be submitted prior to issuance of a building permit. Details of the irrigation system with a backflow prevention device will need to be shown on a revised site plan. The backflow prevention device will need to be permitted through the City of The Dalles.

8. Any activity that produces radio or television interference, noise, glare, dust or particulate matter, vibration, smoke or odor beyond the site, or beyond allowable levels as determined by local, state, and federal standards shall not be allowed.
9. Signs will be reviewed under a separate process.
10. An oil/water separator will be required due to the parking area exceeding 10,000 sf and/or 25 spaces. Drainage will need to be shown on a revised site plan. A maintenance agreement will also be required for the separator.
11. A pedestrian walkway will be required to be constructed from the public sidewalk to the main entrance of the church.
12. Details of the trash enclosure will be required at the time of permitting.
13. Details of the bicycle parking will be required at the time of permitting.
14. A1200-C permit thru DEQ is required on all developments that disturb an acre or more.

**III. APPEALS, COMPLIANCE, AND PENALTIES:**

- A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 3.020.080 of the Land Use and Development Ordinance, and must be filed with the City Clerk within ten (10) days of the date of mailing of this resolution.
- B. Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this permit.
- C. All conditions of approval must be met within the time limits set by this resolution or by ordinance. Failure to meet any condition will prompt enforcement proceedings that can result in: 1) permit revocation; 2) fines of up to \$500.00 per day for the violation period; 3) a civil proceeding seeking injunctive relief.

The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 3RD DAY OF SEPTEMBER, 2015.

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Bruce Lavier, Chairman  
Planning Commission

I, Richard Gassman, Planning Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 3rd day of September, 2015.

AYES:

NAYS:

ABSENT:

**DRAFT**

ABSTAIN:

ATTEST: \_\_\_\_\_  
Richard Gassman, Planning Director  
City of The Dalles