



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, AUGUST 6, 2015

6:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES – July 2, 2015
- V. PUBLIC COMMENT (Items not on the Agenda)
- VI. **QUASI-JUDICIAL HEARING:**
Application Number: CUP 176-15; **Bryan LaRoque, dba Growler Holster/Route 30 Bottles and 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. Property is located at 317 East Second Street, The Dalles, Oregon and is further described as Township 1 North, Range 13 East, Map 3 BD, tax lot 2500. Property is zoned “CBC” – Central Business Commercial.
- VII. RESOLUTION – P.C. Resolution #544-15 for CUP 176-15
- VIII. STAFF COMMENTS
- IX. COMMISSIONER COMMENTS/QUESTIONS
- X. FUTURE MEETING – August 20, 2015
- XI. ADJOURNMENT

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, July 2, 2015
City Hall Council Chambers
313 Court Street
The Dalles, OR 97058
Conducted in a handicap accessible room
6:00 PM

CALL TO ORDER:

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

COMMISSION MEMBERS PRESENT:

Dennis Whitehouse, John Nelson, Jeff Stiles, and Sherry DuFault

COMMISSION MEMBERS ABSENT:

*Bruce Lavier, Mark Poppoff, Chris Zukin

STAFF MEMBERS PRESENT:

Director Richard Gassman, Administrative Secretary Carole Trautman

APPROVAL OF AGENDA:

It was moved by Nelson and seconded by DuFault to approve the agenda as submitted. The motion carried unanimously; Lavier, Poppoff and Zukin absent.

APPROVAL OF MINUTES:

It was noted by Stiles to amend the June 4, 2015 minutes on page 4 of 5, second paragraph, fourth sentence by adding the word "not" as follows: "Stiles thought it should ***not*** be included in the list since the First Street Improvement would not begin soon."

It was moved by DuFault and seconded by Stiles to approve the June 4, 2015 minutes as amended. The motion carried unanimously; Lavier, Poppoff and Zukin absent.

PUBLIC COMMENT:

None.

LEGISLATIVE HEARING:

Application Number: ZOA 88-14; **City of The Dalles;** **Request:** Proposed Land Use and Development amendments; recommendation to City Council

Director Gassman reported that no comments were received. He said he made some minor changes to the proposed amendments by eliminating the section regarding financial obligations on wireless communication towers, because there would be a series of changes discussed in the future regarding wireless towers; they would all be discussed at that time.

Gassman changed some language on the first proposed amendment regarding residential care facilities to make the amendment more understandable. Gassman also deleted another clarification amendment, because he later determined the ordinance was clear as previously stated.

Director Gassman pointed out that the Commission's task was to review the proposed amendments and make a recommendation to the City Council.

Commissioner Nelson had a series of questions on the amendments as follows (listed by amendment change number):

Proposed Amendment #6 – Nelson asked if the amendment change provided for multiple units on a single lot. Gassman said it would allow for more than one unit on a lot if the lot was zoned Residential Medium Density (RM) or Residential High Density (RH), based on the number of square feet of the lot. How the structures are arranged would be up to the property owner. Nelson asked if the amendment would change from 20 feet to 10 feet between buildings—in any direction. Gassman answered that the amendment would reduce the space between buildings to 10 feet. The reasoning for that change was that the minimum allowed feet between two structures on adjacent lots was 10 feet, so why require 20 feet between two structures on the same lot owned by the same property owner?

Proposed Amendment #8 – Nelson asked why the Neighborhood Compatibility Review was not required in the RM zone. Gassman said he did not know the history on that. He said that the review would be a comparison of the proposed new structure to the neighboring structures within a 300 foot area (not the entire zone) and that the intent of the review was to try to make the new construction fit in style with the overall pre-existing style.

Proposed Amendment #10 – Nelson asked for the reasoning or intent of the maximum height change in the Industrial zone. Director Gassman said the request came from City Manager Young because of a prospective business that wanted to build a similar structure to the Google building. Gassman explained that the City's industrial land space was limited; it was probably all The Dalles would ever have, so it made sense to build up rather than out. Nelson said his concern was that with this height change the City would not have any control over the master plan of the area in terms of the heights of buildings in that area. Gassman said that the Commission would have some control over any structure's height 75 feet and over through the conditional use permit process.

Nelson also commented on a minor change for proposed amendments #19 and 20. They should read "A1 or A2." Gassman duly noted the comment and stated he would make the corrections.

It was the basic consensus of the Planning Commission to keep proposed amendment #6 at 10 feet, not 20 feet.

Acting Chair Whitehouse called for a motion.

Nelson said he still had a concern regarding changing the maximum height in the Industrial zone to 110 feet with the conditional use permit. He stated he was concerned about a six or seven story building going in on some of the smaller lots in that area. Stiles asked if the property owner for most of that area, Port of The Dalles, had their own restrictions and requirements on building design, or an overall plan. Director Gassman stated that the Port had some restrictions and requirements, but the City did not monitor those requirements. Nelson said he was concerned with the scale, tall building on a small lot. Gassman said a new structure would also be required to have enough space on the parcel

for parking and other requirements. Whitehouse said he would rather approve the height change, see how it developed, then make any necessary changes later on, if needed. DuFault said we have a substantial business with financial backing willing to come in, build a building, start a business and staff it. She stated that she didn't think the Commission should say no to the height change. Nelson said that if a 10-story building overlooking the river came in, then everything behind it would have no orientation toward the river. He said maybe the Port had something to say about that, but that was unknown. Nelson commented that when an entire area was zoned for tall buildings, it would be important to establish a relationship between the buildings. Gassman reiterated that the conditional use permit would give some control over buildings over 75 feet, and the regulations could be changed later, if needed. DuFault commented that tastefulness to one is not to another, and it could not be mandated.

It was moved by DuFault and seconded by Stiles to forward the proposed Land Use and Development Ordinances to City Council as written. The motion carried unanimously; Lavier, Poppoff and Zukin absent.

STAFF COMMENTS:

Director Gassman advised that Commissioner Nelson's term appointment to the Columbia Gateway Urban Renewal Advisory Committee had expired, and the Commission needed to appoint a representative.

It was moved by DuFault and seconded by Stiles to nominate John Nelson as the Planning Commission's representative to the Urban Renewal Advisory Committee. The motion carried unanimously; Lavier, Poppoff and Zukin absent.

COMMISSIONER COMMENTS:

It was noted by Vice Chair Whitehouse that there was a lot of construction going on in the City. Stiles commented that there were currently no rental properties available, and real estate was moving.

NEXT MEETING:

July 16, 2015

ADJOURNMENT:

Vice Chair Whitehouse adjourned the meeting at 6:41 PM.

Respectfully submitted by Administrative Secretary Carole Trautman.

Dennis Whitehouse, Vice Chair

City of The Dalles

STAFF REPORT

Conditional Use Permit 176-15

Bryan LaRoque
dba Growler Holster/Route 30 Bottles and Brews

Prepared by: Nick Kraemer, Associate Planner

Procedure Type: Quasi-Judicial NK

Hearing Date: August 6, 2015

Assessor's Map: Township 1 North, Range 13 East, Map 3 BD

Tax Lot: 2500

Address: 317 E 2nd Street

Zoning District: "CBC-1" Central Business Commercial, Sub-district 1

Request: To operate a bottle shop, nano-brewery, and light wood manufacturing area for Growler Holster. The business will be within an existing footprint of a building known as the Lutz Building. The operation will be implemented in three phases. The first phase includes a wood shop and operations area for Growler Holster in the rear of the building. The second phase includes a retail bottle shop and tap room for microbrews, ciders, and wines in the front of the building. The third phase includes a small nano-brewery brewing (2 barrel) operation in the middle of the building.

BACKGROUND INFORMATION

The subject site has been used over the years for various uses including retail for eyewear, auto parts retail and various other retail operations. In June, the applicant submitted a proposed change of use application for the project. City Staff determined that the proposed use (including all three phases) required a formal land use review. The proposed uses of light manufacturing and brewing are allowed as Conditional Use in the CBC (section 5.050.040 of LUDO). The other uses as a retail bottle shop and tap room are permitted outright in the Central Business Commercial zoning district, subject to the provisions of Section 3.030: Site Plan Review. The subject building is located in the Parking Exempt Zone, which allows for a new use to occupy a building and no requirement to provide additional parking.

NOTIFICATION

Property owners within 300 feet, City Departments, franchise utilities, Mid-Columbia Fire & Rescue, Wasco County Health Department, and State Building Codes.

COMMENTS RECEIVED

Pre-Application –Site Team. The application was reviewed by the Site Team members on June 25, 2015. The comments received from that application are included in this staff report.

Property Owner Comments – No comments were received as of the date of 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 June 6, 2015. The 120-day State mandated decision deadline is October 4, 2015.

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 as required by Section 5.050.040 (G) & (I) and Site Plan Review. 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 August 6, 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.

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: The proposed uses of light manufacturing and brewery are conditionally permitted in the Central Business Commercial District. 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: The proposed use is permitted through a Conditional Use Permit review process. The review will also include that all requirements of a Site Plan Review be met. The Site Plan Review criteria will be addressed later in this staff report.

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: All light wood manufacturing and brewing will occur inside the existing building. The applicant will be advised of the allowable levels. Criterion can be addressed as a condition of approval.

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: The lighting will be addressed as a condition of approval and is discussed later in this report. The applicant has not proposed any additional lighting with this application. Criterion can be addressed as a condition of approval.

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

FINDING A-11: The applicant will be required to confine dust and particulate matter to the subject property. Criterion can be addressed as a condition of approval.

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 business. No outdoor storage of materials or supplies related to this proposed use will be allowed. Criterion met.

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

FINDING A-13: The proposed use includes light wood manufacturing equipment. Staff is unaware if the equipment causes vibration. The applicant will be made aware of the requirement. The criterion can be addressed as a condition of approval.

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 the adjacent streets and alleyway.. The back side of the building is adjacent to a parking lot constructed for the Parking Exempt Zone. The parking lot is located between Washington, First and Federal Streets and could accommodate employee and patron parking. In addition, patrons will utilize the on-street parking throughout the downtown area. Most deliveries will be made to the back side of the building in the alleyway. General Ordinance 86-1078 requires that there is no blocking of the alleyway; however, it allows for expeditious loading/unloading for a period not to exceed 30 minutes in any one-hour period. Staff will suggest that this be addressed as a condition of approval.

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 located in a National Historic District – it is classified as “historic non-contributing”. Any exterior modifications are required to meet historic design guidelines. In their application the applicant has indicated that only painting and signage are planned for exterior modifications. These types of minor modifications are allowed to be reviewed and approved by the Planning Director and do not require a formal review by the Historic Landmarks Commission. If the alterations exceed the definition of minor, they will be required to be reviewed by the Historic Landmarks Review. Criterion will be addressed as a condition of approval.

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, and streets. The site currently is served by a ¾" water meter; if any upsizing is necessary, the applicant will be required to make application to the Planning Department, and a System Development Charge would apply. If the applicant begins the brewing operation, the applicant will be required to install a back-flow preventer on the water line to ensure that there is no backflow into the City's water service. With any major re-development or new development, the City requires that the drainage be brought up to standards by diverting roof drainage to the City's storm sewer system. No major re-development or new development is being proposed with this application. Criterion will be addressed as a condition of approval.

C. Arrangement of Site Elements.

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

FINDING A-18: Pedestrian sidewalks exist on the 2nd Street frontage. Off-street parking is not provided and is not required, because the property is located in the Parking Exempt Zone. Off-site parking is provided in the Parking Exempt Lots behind the building between Washington, First and Federal Streets. Bicycle parking is located on the sidewalk along East 2nd Street. Criterion met.

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: Parking will be available on-street and in the parking lots available on First, Washington and Federal Streets, and all deliveries will be via the alleyway. General Ordinance 86-1078 requires that there is no blocking of the alleyway, however, it allows for expeditious loading/unloading for a period not to exceed 30 minutes in any one-hour period. Criterion met with conditions.

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

FINDING A-21: The light wood manufacturing has the potential to be loud, produce dust, and create waste materials. The noise will be addressed as a condition of approval. The dust and waste materials are addressed as a conditional of approval related to garbage receptacles. Nuisance conditions that may develop are addressed on a complaint basis; this includes noise, dust, vibration, and odor. Criterion will be addressed as a condition of approval.

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

FINDING A-22: No new lighting is proposed with this application. Any changes to lighting will need to meet requirements in the LUDO. Criterion does not apply.

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: There are no new public infrastructure improvements or changes to rights-of-way proposed with this development. Criterion does not apply.

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: There are no new public infrastructure improvements or changes to rights-of-way required with this development. Criterion does not apply.

Section 5.050.050 Development Standards:

The following table specifies Central Business Commercial development standards applicable to this application.

Central Business Commercial – Sub district 1	Standard	Proposal	Meets Requirements
Lot Size	<i>No minimum, one City block maximum</i>	Existing lot	Yes, existing lot.
Setbacks	Front 10 feet maximum Side Yard: no minimum /maximum. Rear Yard: No minimum/maximum.	Existing building, no change in footprint.	Existing building.
Building Height	<i>55 ft. maximum</i>	Existing building 22' ±	Yes
Building Orientation	<i>New buildings shall be oriented primarily toward a street or designated accessway. Building orientation shall include an entrance.</i>	Existing building is oriented towards 2nd Street.	Yes
Pedestrian Access	<i>All building entrances shall have a clear pedestrian connection to the street/sidewalk in accordance with subsection 5.050.060{C}: Pedestrian Walkways</i>	Sidewalk exists along E 2 nd Street connecting to the main entrance.	Yes
Off-Street Parking	<i>Off-street parking is not required because the property is located in the Parking Exempt Zone.</i>	Applicant has proposed no off-street parking spaces.	Yes, parking not required as the business is located in the parking exempt zone.

FINDING A-25: This proposal meets the development standards. Criterion Met.

Section 6.050 Access Management

Subsection 6.050.030 General Requirements: *several requirements regarding safe access.*

FINDING A-26: The proposed project fronts East 2nd Street which is a fully-improved street. The back side of the building fronts an alleyway and public parking lot. These access areas meet the requirements of this section, and no new access points are proposed with this application. Criterion is met.

CONCLUSION AND STAFF RECOMMENDATION: Staff is recommending approval of this application with the suggested conditions listed below.

IF APPROVED, RECOMMENDED CONDITIONS OF APPROVAL:

1. All onsite and offsite improvements must be installed by the applicant in accordance with the Land Use Development Ordinance.
2. If the applicant implements Phase 3 for a nano-brewery, the applicant shall submit a completed Wastewater Survey Questionnaire to the City Planning Department. The results of the survey will determine if an industrial wastewater discharge permit is required. If a permit is required, there will need to be a method to meter this discharge. This is for compliance of the City's state mandated wastewater pre-treatment program. General Ordinance #08-1292
3. Any onsite food cooking or heating of food requires that a grease trap be installed, and North Central Public Health Department requirements must be met.
4. All businesses serving alcoholic beverages must meet Oregon Liquor Control Commission requirements.
5. If the applicant implements Phase 3 for a nano-brewery, a backflow assembly is required at the water meter. Details provided by the City water supervisor.
6. With any major re-development or new development, the City requires that the roof drainage be brought up to standards by diverting roof drainage to the City's storm sewer system.
7. Prior to the start of any City utility connection work or required changes, the City requires that a pre-construction meeting be held with the applicant, the City Engineer, and the Development Inspector.
8. All materials and supplies must be stored within the structure. No outside storage of business materials or supplies will be allowed.
9. 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.
10. Use of the alleyway for loading/unloading and maneuvering to the loading dock will be allowed and be required to meet the regulations as provided in General Ordinance 86-1078.
11. Signs will be applied for under a separate permit.
12. Any exterior modifications are required to meet historic design guidelines. Minor modifications are allowed to be reviewed and approved by the Planning Director and do not require a formal review by the Historic Landmarks Commission. If the alterations exceed the definition of minor, they will be required to be reviewed by the Historic Landmarks Review.

13. All work in a commercial building is required to be permitted through Mid-Columbia Building Codes and completed by a licensed contractor. Painting is the only work that can be completed without a licensed contractor.

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 7/6/2015
File# 174-15
Date Deemed Complete 7/6/2015
Hearing Date 8/6/2015
Approval Date _____
Permit Log # _____
Other Cross Reference# _____

APPLICANT

LEGAL OWNER (If Different than Applicant)

Name DRYAN V LARQUE

Name Eric Lutz, et al

Address 710 E 2nd ST

Address 1149 Sunflower
The Dalles, OR

Telephone # 360-540-5878 / 541-993-3155

Telephone # _____

E-mail address: GROWLERHOUSTER@LIVE.COM

PROPERTY INFORMATION

Address 317 E 2nd

Map and Tax Lot 1N 13E 3BD 2500

Size of Development Site _____

Zone District/Overlay CBC In City Limits: Yes No

Comprehensive Plan Designation _____ Geohazard Zone: none

PROJECT INFORMATION

New Construction Expansion/Alteration Change of Use Amend Approved Plan

Current Use of Property Former retail

Proposed Use of Property Light wood manufacturing, Craft beer
bottle shop/pub combination, and eventually expand
into a brewery

Briefly Explain the Project see attached sheet

PROPOSED BUILDING(S) FOOTPRINT SIZE (in square feet) _____

PARKING INFORMATION

Total Number of Spaces Proposed _____

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

[Signature]
Date 7-6-15

Signature of Property Owner* or Owners Agent

[Signature]
Date 7-30-15

* 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

**Growler Holster DBA
Route 30 Bottles & Brews
317 East 2nd Street, The Dalles, OR 97058**

Route 30 will be the first bottle shop for craft beer in The Dalles, OR. We will feature Northwest beers, in bottles and on tap, starting with 12 local craft beers on tap. In addition to providing The Dalles with it's first craft beer bottle shop / pub combination, we eventually will expand into a brewery.

The theme of Route 30 will be the historic Oregon U.S. Route 30 by Sam Hill. We will feature historic photos and a mural of the view from the Rowena viewpoint.

We would like to feature dart boards, but no televisions except for big events such as the Super Bowl and championship games for other sports as well.

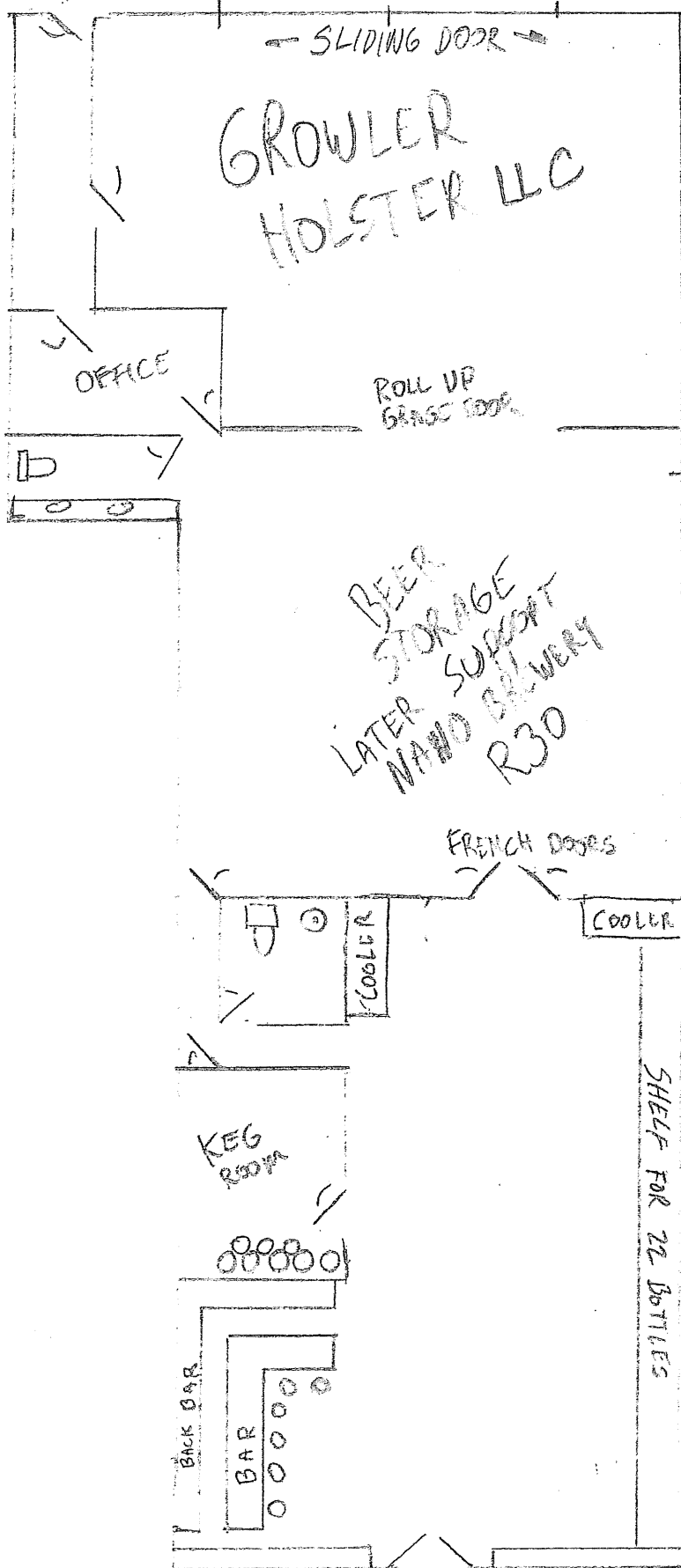
Our proposed hours of operation would be 10 a.m. to 10 p.m., during fair weather we hope to feature live entertainment, which will vary the hours of operation.

We have met with Matthew from Main Street and have received the application to apply for their grant for property improvements.

There will be three parts to this building. In the front will be Route 30 Bottles & Brews. The middle will be storage, this is where the Nano Brewery system will be featured. The back will be Growler Holster, which is a wood shop and office space.

ALLEY

EMPLOYEE
DELIVERY



317 E 2nd ROUTE 30
BOTTLES & BREWS

RESOLUTION NO. P.C. 544-15

Adopting Conditional Use Permit Application #176-15 of Bryan LaRoque, dba Growler Holster/Route 30 Bottles and Brews, to gain approval to establish a new light wood manufacturing area, pub/bottle shop, and a future nano-brewery. The property is located at 317 East Second Street, The Dalles, Oregon, and is further described as Township 1 North, Range 13 East, Map 3 BD, tax lot 2500. Property is zoned “CBC” – Central Business Commercial District.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has conducted a public hearing to consider the above request on August 6, 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 #176-15 and the minutes of the August 6, 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 #176-15 is hereby approved with the following conditions of approval:
 1. All onsite and offsite improvements must be installed by the applicant in accordance with the City of The Dalles Land Use Development Ordinance.
 2. If the applicant implements Phase 3 for a nano-brewery, the applicant shall submit a completed Wastewater Survey Questionnaire to the City Planning Department. The results of the survey will determine if an industrial wastewater discharge permit is required. If a permit is required, there will need to be a method to meter this discharge. This is for compliance of the City’s state mandated wastewater pre-treatment program. General Ordinance #08-1292
 3. Any onsite food cooking or heating of food requires that a grease trap be installed, and North Central Public Health Department requirements must be met.
 4. All businesses serving alcoholic beverages must meet Oregon Liquor Control Commission requirements.
 5. If the applicant implements Phase 3 for a nano-brewery, a backflow assembly is required at the water meter. Details provided by the City water supervisor.
 6. With any major re-development or new development, the City requires that the roof drainage be brought up to standards by diverting roof drainage to the City’s storm sewer system.
 7. Prior to the start of any City utility connection work or required changes, the City requires that a pre-construction meeting be held with the applicant, the City Engineer, and the Development Inspector.
 8. All materials and supplies must be stored within the structure. No outside storage of business materials or supplies will be allowed.
 9. 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.

10. Use of the alleyway for loading/unloading and maneuvering to the loading dock will be allowed and be required to meet the regulations as provided in General Ordinance 86-1078.
11. Signs will be applied for under a separate permit.
12. Any exterior modifications are required to meet historic design guidelines. Minor modifications are allowed to be reviewed and approved by the Planning Director and do not require a formal review by the Historic Landmarks Commission. If the alterations exceed the definition of minor, they will be required to be reviewed by the Historic Landmarks Review.
13. All work in a commercial building is required to be permitted through Mid-Columbia Building Codes and completed by a licensed contractor. Painting is the only work that can be completed without a licensed contractor.

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 6th DAY OF AUGUST, 2015.

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 6th day of August, 2015.

AYES:

NAYS:

ABSENT:

DRAFT

ABSTAIN:

ATTEST: _____
Richard Gassman, Planning Director
City of The Dalles