



Planning Commission Binder

\*

**CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125

FAX: (541) 298-5490

Community Development Dept.

**AGENDA  
CITY OF THE DALLES PLANNING COMMISSION  
AND  
CITY OF THE DALLES CITY COUNCIL  
JOINT WORK SESSION**

CITY HALL COUNCIL CHAMBERS  
313 COURT SREET  
THE DALLES, OREGON 97058  
*CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM*

**THURSDAY, JUNE 18. 2009**  
**6:30 P.M.**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Public Comment (Items not on the Agenda)
- V. Presentation by Kittelson & Associates, Inc. regarding:  
I-84/Chenoweth Interchange Area Management Plan
- VI. Commissioner and Councilor Comments/Questions
- VII. Staff Comments
- VIII. Next scheduled Planning Commission meeting date: July 2, 2009
- IX. Adjournment

## Project Purpose:

The I-84/Chenoweth Interchange Area Management Plan (IAMP) focuses on protecting the function of the interchange over time, and consequently the state's investment in the facility. As part of this plan, land use, roadways and access within the interchange area are being evaluated. Building new interchanges or modifying existing interchanges is very costly; therefore, it is in the interest of the state, local governments and citizens to ensure that an interchange functions as it was designed, for as many years as possible.

## Project Outcomes:

The I-84/Chenoweth IAMP will help maximize the capacity of the interchange for movement while providing safe and efficient operations between connecting roadways. It will result in a plan that will be adopted by both the City of The Dalles, Wasco County, and ODOT. This plan will include:

- Near-term and long-term transportation improvements for the interchange and surrounding road network
- Local Circulation Plan – identification and alignment of future local streets
- Access Management Plan – number and location of driveways along River Road and 6th Street
- Land Use Regulations – type of allowed development and their potential financial contribution to various improvements

## Draft Preferred Circulation Plan



The IAMP will serve as a commitment by the City, County, and ODOT to 1) provide the supporting local street network and 2) ensure future land uses protect the interchange function. Conversely, the IAMP provides certainty to property owners and developers on how the land use and transportation in the vicinity of the interchange will operate over time.

A RESOLUTION AFFIRMING THE PLANNING COMMISSION'S  
APPROVAL FOR CONDITIONAL USE PERMIT #153-09 OF THE  
OREGON MILITARY DEPARTMENT TO CONSTRUCT A NEW  
ARMORY/READINESS CENTER BUILDING

WHEREAS, the City of The Dalles Planning Commission conducted the initial evidentiary hearing on March 19, 2009, to review an application for a conditional use permit submitted by the Oregon Military Department to construct a new armory/readiness center upon the site which includes the Columbia Gorge Community College, which application was assigned number 153-09; and

WHEREAS, the Planning Commission granted a request made prior to the close of the evidentiary hearing for an opportunity to present additional arguments, evidence or testimony concerning the application, by voting to keep the record open for seven days until March 26, 2009, pursuant to ORS 197.763(6)(c); and

WHEREAS, additional testimony was submitted into the record on or before March 26, 2009; and

WHEREAS, on April 16, 2009, the Planning Commission deliberated and voted to adopt Resolution No. PC 485-09, approving the application for Conditional Use Permit #153-09 with nine (9) recommended conditions of approval; and

WHEREAS, an appeal of the Planning Commission's decision was filed on April 27, 2009, naming as the appellants, Eric Nerdin and Jason Corey; and

WHEREAS, the City Council conducted a public hearing on May 11, 2009, to consider the appeal; and

WHEREAS, following the close of the public hearing, the City Council deliberated and voted 3 to 0, with one Council member having excused himself from participating due to a conflict of interest, and another Council member absent, to affirm the Planning Commission's decision to approve the conditional use permit submitted by the Oregon Military Department to construct a new armory upon the site, which includes the Columbia Gorge Community College, which application is referred to as CUP #153-09, with an additional condition of approval to supplement the conditions of approval recommended by the Planning Commission, based upon findings of fact and conclusions of law; and

WHEREAS, the City Council directed staff to prepare a resolution setting forth proposed findings of fact and conclusions of law; and

WHEREAS, the City Council has reviewed the proposed findings of fact and conclusions of law, attached to this Resolution as Exhibit "A" and incorporated herein by this reference;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AS FOLLOWS:

Section 1. The City Council hereby adopts and approves the findings of fact and conclusions of law set forth in Exhibit "A". Based upon these findings of fact and conclusions of law, the Planning Commission's decision of April 16, 2009, to grant approval for the application of the Oregon Military Department to construct a new armory upon the site, which includes the Columbia Gorge Community College, referred to as CUP #153-09, is hereby affirmed with the following conditions:

**CONDITIONS OF APPROVAL:**

1. All development must be completed in accordance with Land Use and Development Ordinance 98-1222.
2. Detailed plans for building and other site improvements will require site plan review approval.
3. Detailed plans consistent with the master plan and this application will be handled as a quasi-judicial hearing through a Site Plan Review application.
4. Parking must meet requirements of Chapter 7 of the LUDO. Applicant has submitted a concept plan showing 152 parking spaces. Parking requirements in the LUDO are set by type of use. An Armory is not among the listed uses. The Applicant has submitted a breakdown of the types of uses. A brief review of existing requirements shows only one use in the LUDO that requires more than 3 spaces per thousand square feet of floor space. The Applicant has proposed parking spaces in excess of 3 spaces per thousand square feet. It is highly likely that the proposed number of 152 spaces will satisfy the LUDO requirements.
5. Parking areas must provide landscaping as regulated by Section 7.030.040.
6. General landscaping for the site must meet the provisions for the CR zone, equal to 15% of the first floor of all structures.
7. Property is in geohazard zone A2. A geohazard report is required and has been submitted with the application. Applicant will need to follow recommendations in that report during construction.



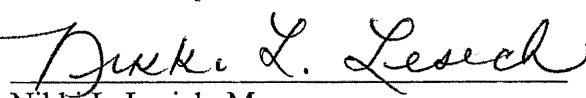
8. City will need easements for any public utilities located on site.
9. This application supplements and modifies the College's master plan approval under CUP 136-05.
10. The hours of operation for non-military uses of the Armory/Readiness Center, except for uses of the facility either by the Columbia Gorge Community College or authorized by the College, shall be subject to the following time restrictions: For Sunday through Thursday, such uses shall be ended as of 10:00 P.M., and for Friday and Saturday, such uses shall be ended as of 11:00 P.M.

Section 2. Effective Date. This Resolution shall be considered effective as of June 8, 2009.

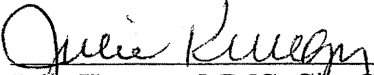
PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF JUNE, 2009

Voting Yes, Councilor: Wood, Ahier, Wilcox  
Voting No, Councilor: None  
Absent, Councilor: None  
Abstaining, Councilor: Dick, Spatz

AND APPROVED BY THE MAYOR THIS 8<sup>TH</sup> DAY OF JUNE, 2009.

  
Nikki L. Lesich, Mayor

Attest:

  
Julie Krueger, MMC, City Clerk