



**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, MARCH 19, 2009**

**6:30 P.M.**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes - February 19, 2009
- V. Public Comment (Items not on the Agenda)
- VI. Quasi-Judicial Public Hearing  
**APPLICATION NUMBER: CUP 153-09 of Oregon Military Department REQUEST:**  
To construct a new armory building with parking for military vehicles and separate parking area for private vehicles along with standard utility infrastructure, to be built on the campus of Columbia Gorge Community College. **LOCATION:** Property is located at 400 East Scenic Drive. The property is further described as 1N 13E 9 tax lot 100. Property is zoned "RL/CFO" – Low Density Residential with a Community Facility Overlay.
- VII. Resolution PC 485-09; Oregon Military Department
- VIII. Commissioner Comments/Questions
- IX. Staff Comments
- X. Next scheduled meeting date: April 2, 2009
- XI. Adjournment

# CITY OF THE DALLES PLANNING COMMISSION MINUTES

**Thursday, February 19, 2009**  
City Hall Council Chambers  
313 Court Streets  
The Dalles, OR 97058  
*Conducted in a handicap accessible room*

## **CALL TO ORDER:**

Chair Lavier called the meeting to order at 6:32pm

## **BOARD**

**MEMBERS PRESENT:** Bruce Lavier  
Ron Ahlberg  
Mark Poppoff  
Dean Wilcox  
Benjamin Hoey (6:35pm)

## **BOARD**

**MEMBERS ABSENT:** Chris Zukin  
Derek Hiser

## **STAFF PRESENT:**

Community Development Department Director Dan Durow  
Associate Planner Dawn Hert  
Administrative Secretary Brenda Green

## **APPROVAL OF AGENDA:**

It was moved by Wilcox and seconded by Poppoff to approve the agenda as submitted. The motion carried unanimously; Hoey, Zukin and Hiser absent.

## **APPROVAL OF MINUTES:**

It was moved by Ahlberg and seconded by Wilcox to approve the minutes of December 23, 2008 as submitted. The motion carried with Ahlberg, Poppoff, and Wilcox voting in favor, Lavier abstained, Hoey, Zukin and Hiser absent.

It was moved by Ahlberg and seconded by Wilcox to approve the minutes of January 8, 2009 as submitted. The motion carried unanimously; Hoey, Zukin and Hiser absent.

It was moved by Ahlberg and seconded by Wilcox to approve the minutes of January 15, 2009 as submitted. The motion carried unanimously; Hoey, Zukin and Hiser absent.

Commissioner Hoey arrived at 6:35pm.

**PUBLIC COMMENT:** none

**QUASI-JUDICIAL PUBLIC HEARING:**

APPLICATION NUMBER: CUP 152-09 of Mark Powell/Clock Tower Pub REQUEST: This application is a request to change the use of an existing historic commercial building to a Brew Pub. LOCATION: Property is located at 311 Union Street. The property is further described as 1N 13E 3BB tax lot 3200. Property is zoned "CBC-1" –Central Business Commercial - The Dalles National Commercial Historic District. The building is historically known as the Second Wasco County Courthouse, more commonly known as the Smith Callaway Funeral Home.

Chair Lavier read the rules for conducting a public hearing. He asked the Commissioners if they had any bias, conflict of interest, or ex-parte contact. Commissioner Poppoff shared that he had done work for Mark Powell's family but felt it would not affect his decision. There were no challenges from the audience. Lavier declared the public hearing open and asked for the Staff Report.

Associate Planner Hert presented the Staff Report. She explained that this type of an application would typically be considered administrative however the applicant requested a parking variance which must be brought before the Commission as a Conditional Use Permit. Hert shared that an application to renovate the historic structure was approved by the Historic Landmarks Commission (HLC) on January 28, 2009. She went over the renovations approved by HLC and then went over the staff report. Hert focused on the issue of parking by first explaining the parking standards and the previous building uses and then by explaining the proposed parking options.

Commissioner Ahlberg asked for clarification of which floors will have changes. Associate Planner Hert explained the uses planned for each floor, pointing out that the uses for the second floor and basement will remain the same.

Associate Planner Hert went over the eleven conditions of approval recommended by staff.

Commissioner Ahlberg questioned the choice of diagonal parking and the location of the ADA parking. Associate Planner Hert discussed the reasoning behind the parking lot design including the location of walkways and landscaping. Commissioner Poppoff commented that angled parking is easier to park in especially for larger vehicles. There was a general discussion between the Commissioners and staff about the size of the surrounding parking lots, their landscaping and the traffic directions of nearby streets and alleys. Director Durow pointed out that the other existing parking lots mentioned were not up to city standards.

Commissioner Ahlberg asked if the hours of operation could be changed after this application is approved, pointing out that if they increase their hours, new parking issues might arise. Director Durow explained that hours of operation are not regulated. Consequently, he advised the Commissioners to consider the application as if they were operating longer hours than those currently being proposed.

Director Durow discussed the parking study that was completed for downtown which found that downtown street parking is utilized at only fifty percent. He explained that there is a perceived parking problem but generally if people are willing to walk a block they can find on street parking.

Commissioner Poppoff asked what time the Mason's meet. Associate Planner Hert shared their meeting schedule and also explained that their population has been reducing substantially.

**Public Testimony:**

**Proponents:** Mark Powell, 916 Kelly Ave. Mr. Powell introduced himself as the applicant and shared his belief that his business will be an asset to The Dalles. He felt it will bring more people downtown and that as business grows he will continue to put money back into the renovation of the Historic building.

Commissioner Ahlberg asked which door will be the main access. Mr. Powell explained the different doors, and the main entrance. He also shared his plans for removing the addition, as well as his plans for walkways and signage that will help alleviate any confusion.

Commissioner Poppoff had questions about light pollution in regards to lighting the clock tower and the close proximity to motels in the area. Mr. Powell described the vertical lighting plan for the tower and stated that he had considered only lighting the tower portion.

Commissioner Ahlberg encouraged the applicant to go through the traffic safety committee to request a designated ADA parking spot near the main entrance; either on the alley or on Union. Mr. Powell stated he would look into that.

Associate Planner Hert read a letter of support that was received from Luise Langheinrich, a downtown business owner. The letter was admitted as Exhibit #1.

**Opponents:** none

**Rebuttal:** none

Chair Lavier closed the public testimony portion of the hearing.

**Deliberation:** Commissioner Poppoff stated that he liked the parking lot design including the one way traffic, diagonal parking, and landscaping.

Commissioner Ahlberg mentioned that he did not like the idea of traffic exiting into an alley due to his concern for pedestrians and visibility. After a discussion which pointed out that the alley was a one way road, Ahlberg decided that perhaps it was not much of an issue.

There was a general discussion about the number of parking spaces, the possibility of removing some landscaping to add another parking space, and ADA parking spaces. Commissioner Poppoff suggested that getting rid of landscaping to add only one parking space was not a good enough trade.

Commissioner Ahlberg felt that even though an ADA parking space is required through the State, he would like to see a condition added that requires it on the Conditional Use Permit as well. The suggested wording for this condition was; one van accessible parking space will be required to be located closest to the ADA building entry. Commissioner Wilcox commented that since the alley was not paved, the better ADA spot would be the one closest to Third Street.

Commissioner Ahlberg moved to approve CUP 152-09 according to the staff reports and findings of fact, with the eleven conditions as submitted and the addition of condition number twelve. The motion was seconded by Wilcox. The motion carried unanimously with Zukin and Hiser absent.

**RESOLUTION:** Commissioner Wilcox moved to adopt Resolution 484-09 approving CUP 152-09 with twelve conditions as modified. Hoey seconded the motion. The motion carried unanimously, Zukin and Hiser absent.

**COMMISSIONER/STAFF COMMENTS:**

Commissioner Wilcox asked about the Open House flyer the commissioners had each received. Administrative Secretary Green informed the Commissioners that in lieu of the next Planning Commission meeting, they were all invited to attend a public meeting to discuss the I-84/Chenoweth Interchange Area Management Plan. There was a general discussion about the purpose of the meeting, the Chenoweth Interchange and who else was invited to attend the open house.

Associate Planner Hert gave a report that although residential building permit activity had dropped off, the commercial applications have stayed steady. Commissioner Ahlberg pointed out that The Dalles has weathered many storms.

Commissioner Wilcox asked about the possibility of a Costco. There was a discussion between Commissioners and Staff about the types of things companies look for when they look at a community, as well as a discussion about the possibility of other companies looking at the sites near the approved Walmart site.

Commissioner Wilcox asked if anyone was pushing for removal of the sludge pile at the superfund site. Associate Planner Hert replied that she heard there had been new research about ways to clean those sites up in a more feasible, cost effective manner.

Commissioner Poppoff discussed a wall he found out on the proposed Walmart site. There was a discussion about previous flooding in The Gorge and the Walmart site.

Commissioner Ahlberg pointed out that it would be nice if a portion of the acreage near the Aluminum Plant site could be retained for greenspace to be used by parks and/or the City. He specifically mentioned the need for level land for things like ball fields.

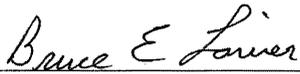
Commissioner Poppoff brought up the idea that instead of charging fees for development on the Aluminum Plant site; perhaps they could donate part of the land as greenspace.

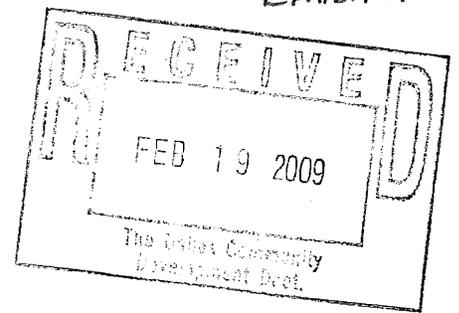
Associate Planner Hert shared that the number of requests for Site Team information had been steady; which she predicted will result in a continued flow of applications. Hert also shared what her role is on The Thompson Park Committee.

**NEXT MEETING:** The next scheduled meeting is March 19, 2009.

**ADJOURNMENT:** The Planning Commission meeting was adjourned at 7:44 p.m.

Submitted by  
Brenda Green, Administrative Secretary

  
\_\_\_\_\_  
Bruce Lavier, Planning Commission Chair



Date: February 19, 2009

To: City of The Dalles Planning Commission

From: Luise Langheinrich, citizen of The Dalles, Downtown Business Owner

re: Planning hearing for Mark Powell's Brew Pub

Please grant the variance on the requirement of the on-site parking to the Brew Pub to be housed in the old Masonic Temple, corner of Union and 3<sup>rd</sup>, downtown The Dalles.

As a business owner on 2<sup>nd</sup> street between Court and Union I see first hand the difficulty with parking for our customers, parking is an onerous issue for the west end of downtown. But for this brewpub there are several workable solutions that will mitigate the stifling requirement of on-site parking; these are:

- use of Amerititle's parking area
- use of City Hall's parking lot
- use of State Office's parking lot
- use of parking lot near St. Peter's Landmark
- use of street parking after hours

The brewpub's contribution to the vitality of downtown The Dalles clearly outweighs the burden of the on-site parking issue. In fact, parking for downtown The Dalles as a whole is an issue that needs to be addressed in another forum and not on a piece meal basis.



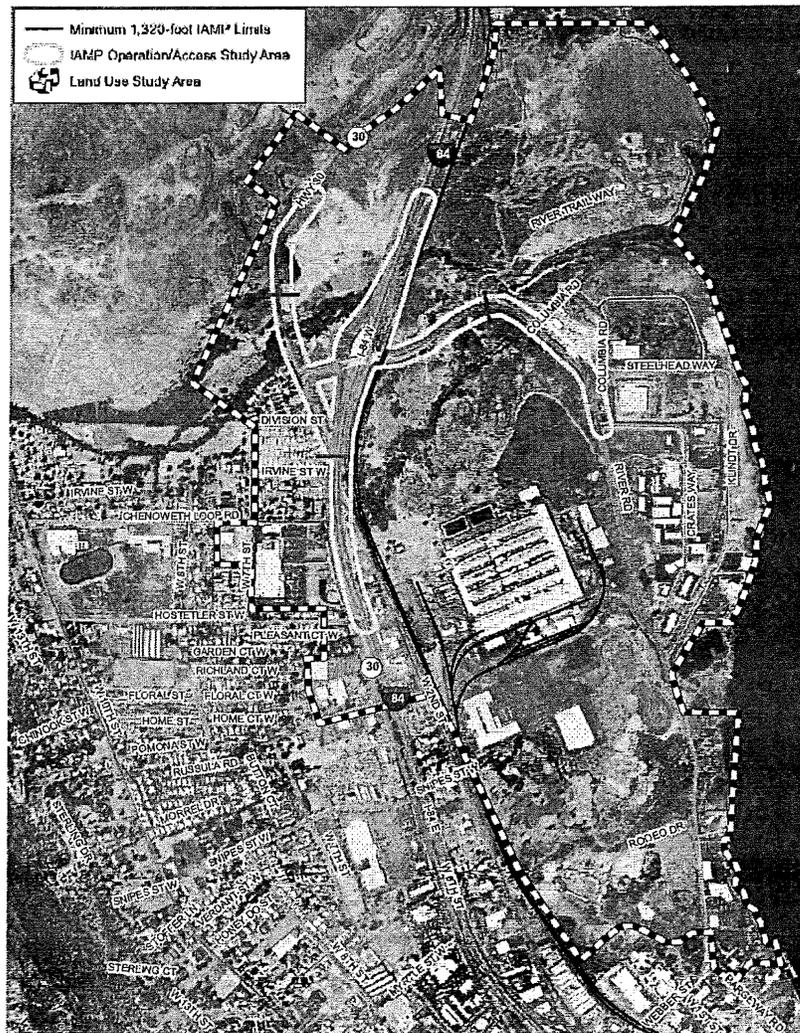
## Project Purpose:

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



The IAMP will serve as a commitment by the City and County 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.



**CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

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(541) 296-5481 ext. 1125  
FAX: (541) 298-5490  
Community Development Dept.

**MEMORANDUM**

**DATE:** March 13, 2009

**TO:** Planning Commissioners

**FROM:** Brenda Green  
Administrative Secretary, Community Development Dept.

**RE:** CUP 153-09/OR Military Department

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It was brought to our attention that the Transportation Impact Analysis submitted by the applicant is not a complete copy. We have asked for the full analysis and will forward it to you as soon as we can.



**SHEET TITLE**  
**The Dalles Readiness Center**  
**(adjacent to Columbia Gorge Community College)**  
**The Dalles, Oregon**

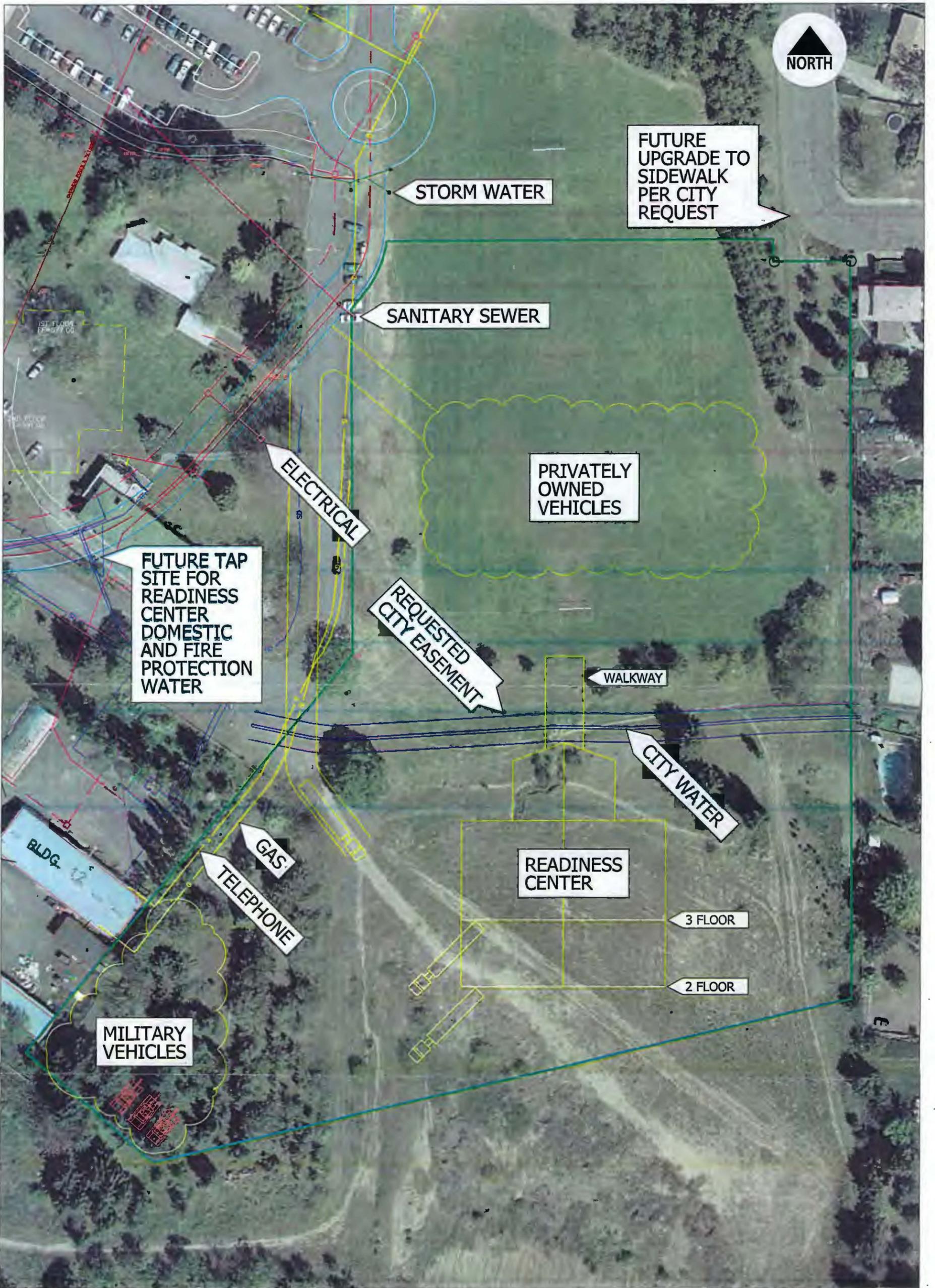
**PROJECT TITLE**  
**VICINITY MAP**

**PRELIMINARY**



<b>DATE</b> 10 February 2008	<b>DESIGNER</b> David Taylor	<b>SCALE (1/4"=1')</b> 1" = 500'	<b>REVISIONS</b> None
<b>PROJECT NO.</b> 1			

The accuracy of this map is not guaranteed. The user of this map is advised to verify the information shown on this map with the appropriate authorities. The user of this map is advised to verify the information shown on this map with the appropriate authorities.



No warranty is made by the State/Territory/National Guard Bureau as to the accuracy, reliability or completeness of these data for individual use or aggregate use with other data. This document is considered "final" in that it is intended to change as new data becomes available and is incorporated into the Geospatial database.

FILENAME:  
 TheDallesRC\_20090204

SCALE (11x17):  
 1" = 40px 70'

AUTHOR:  
 Chuck Taylor

DATE:  
 05 February 2009

SHEET TITLE **The Dalles Readiness Center**  
**(adjacent to Columbia Gorge Community College)**  
**The Dalles, Oregon**

PROJECT TITLE

**PRELIMINARY**



SHEET NO  
 1 of 1

**City of The Dalles  
Staff Report**

**Conditional Use Permit No. 153-09**

**Oregon Military Department at  
Columbia Gorge Community College**

Prepared by: Dick Gassman, Senior Planner 

Procedure Type: Quasi-Judicial

Hearing Date: March 19, 2009

Assessor's Map: Township 1 North, Range 13 East, Map 9, tax lot 100

Address: 400 East Scenic Drive

Comprehensive Plan Designation: RL-Low Density Residential District with Community Facility Overlay zone

Zoning District: RL-Low Density Residential District with Community Facility Overlay zone

City Limits: Inside

Request: To construct a new armory building with parking for military vehicles and separate parking area for private vehicles along with standard utility infrastructure, to be built on the campus of Columbia Gorge Community College (CGCC).

**BACKGROUND INFORMATION**

The subject property is currently developed with buildings and campus of CGCC. CGCC obtained approval for a master plan Conditional Use Permit (CUP) in 2006. In that process there was discussion about a variety of changes and new buildings at CGCC, including the armory, but approval for the armory was not included in the decision. This application is in one respect a modification of the master plan for the college, CUP 136-

05, but since it is a separate entity applying and it was not part of the original approval, it will be treated for review and tracking purposes as a new application under a Community Facility Overlay (CFO) district. If this application is approved, it will be a supplement to CUP 136-05 and put in the same file.

## **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 March 3, 2009, as required by Section 5.100.030 B.

## **COMMENTS**

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

## **RECOMMENDATION**

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

## **LAND USE AND DEVELOPMENT ORDINANCE 98-1222**

### **Section 3.010.040 Applications**

#### **B. Completeness.**

**FINDING #1:** The application was found to be complete on February 14, 2009. The 120-day State mandated decision deadline is June 14, 2009. The hearing date is set for March 19, 2009. 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 as required in Section 5.100.030. A. 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 public hearing is scheduled for March 19, 2009, within 45 days from February 14, 2009. Criterion met.

D. Notice of Hearing. At least 10 days before a scheduled quasi-judicial public, notices shall be mailed to property owners within 300 feet of the property.

**FINDING #5.** Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies were made on March 3, 2009. 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.

C. Concept Review. The City offers a two stage concept approval process for conditional uses. The applicant may request initial concept approval using the quasi-judicial process. If approval of the concept is granted, the applicant must then submit a detailed site plan and get final approval through the site plan review process.

**FINDING #7:** The applicant has elected to use the concept process. If approval is obtained, a site plan review application will be required to review the proposal in detail. Criteria met conditionally.

### **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 #8:** Community Facilities are conditionally allowed in the RL zone. The college is a community facility and the Director has determined that the armory is similar to the other uses allowed in the CFO. Criterion met.

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 #9:** Section 5.100.040 sets out the development standards for the CFO district except the height is not specified. Except for height, the proposed building will meet all development standards. The height of the building will need to be reviewed at the hearing. In CUP 136-05 the Commission set the height of new buildings equal to the height of existing buildings on campus. Criteria met conditionally.

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 #10:** Noise impacts are not discussed in the application. This will need to be addressed at the hearing. Criterion met conditionally.

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

**FINDING #11:** Lighting will be required to stay within code limitations. Criterion met.

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

**FINDING #12:** No dust or other particulate matter is anticipated from the operation of this facility. All vehicle parking and maneuvering areas will be required to be paved. This will be reviewed in the Site Plan Review process. Criterion met.

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 #13:** No odors are anticipated. Criterion met.

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

**FINDING #14:** No vibrations are anticipated. Criterion met.

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 designation and capacities; and
  - b. On-street parking impacts.

**FINDING #15:** There is an existing street to this site and adequate internal traffic connections. No new streets are proposed. This facility was included in the traffic impact analysis done for CGCC as part of the original CUP application. That study has been submitted as part of this application. The study indicates this facility will not generate any mitigation requirements. Additional off-site parking will be required for this facility. The review of that will occur as part of the Site Plan Review application. There will no impact to 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 #16:** This area is not in a Historic District. Criterion met.

### **3.050.050 Zone Specific Review Criteria**

Certain conditional uses in certain zones require specific condition to guard against impacts that, in addition to those in the previous section, may adversely affect the health, welfare, safety, privacy, and/or neighborhood character of the surrounding persons and property.

Uses in RL-Low Density Residential District zone: The RL zone is the most restrictive of the residential zones, focusing primarily on single-family residences on the majority of lots. To preserve the residential character of this zone, the size, location, and other characteristics of certain conditional uses in this zone shall be regulated.

The majority of existing conforming structures in the RL zone is substantially below the maximum allowable limits for building height, lot coverage, and front and/or rear yard setbacks. It would therefore be possible for the structure of a conditional use to adhere to the zoning standards for the RL zone, but still appear out-of-character with the existing residential uses, resulting in negative impacts on the visual continuity and aesthetics of the neighborhood.

- A. Floor Area Ratio. Certain uses may not have a Floor-Area Ratio (FAR) greater than ten percent (10%) over the greatest FAR for any structure within the Neighborhood Area, as defined in *Section 3.040.020.A – Neighborhood Area*.

Floor area for subterranean basements shall not be included in the FAR calculation. Floor area for daylight/walkout basements shall be included in the FAR calculation. For the purposes of this section, “daylight/walkout basement” shall be defined as a partially-subterranean living area that : is built into a sloping site; has at least one full-height (6’8”) exterior passage door, that leads out to the ground level without more than one step; and has a minimum interior ceiling height of 7’0”.

**FINDING #17:** The Armory is separated from other development in the RL zone and floor area ratio issues are not applicable. Criterion met.

- B. Uses. These uses shall meet the landscaping requirement of chapter 6 or the CG zone.
- C. Conditional Uses. The standards shall apply to the following Conditional Uses in the RL zone:
1. Child Care Centers;
  2. Funeral and Interment Services (interring and cemeteries only); and
  3. Community Facilities.

**FINDING #18:** As a Community Facility the College must meet the standards for landscaping. The CFO standards refer to underlying zone landscaping requirements. The RL zone does not specify any particular amount of landscaping. The Commission can set the amount of landscaping required. The College site already has extensive landscaping and no additional landscaping, other than what will be required in parking areas, is likely to be needed to meet this requirement. Staff is recommending landscaping requirements to follow the CR – Recreational Commercial zone as a method of setting objective standards for the landscaping. Criterion met conditionally.

D. Operations. Business hours for commercial and industrial uses in residentially zoned neighborhoods shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday.

**FINDING #19:** The Armory is not a commercial or industrial use, so the limitation on hours of operation does not apply. Criterion met.

### **Section 3.050.060 Conditions**

The Commission may approve a conditional use permit subject to any and all conditions the Commission deems necessary to satisfy the review criteria and mitigate identified impacts, provided such conditions are related to the proposed development or to the operational characteristics of the proposed use.

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

Staff recommends approval of the request based on the information provided, subject to the following conditions:

1. All development must be completed in accordance with Land Use and Development Ordinance 98-1222.
2. Detailed plans for buildings and other site improvements will require site plan review approval.
3. Detailed plans consistent with the master plan and this application can be handled administratively through a Site Plan Review application, at the staff level.
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 area 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.

## **RESOLUTION NO. P.C. 485-09**

Adopting Conditional Use Permit Application #153-09 of the Oregon Military Department; to construct a new armory building with parking for military vehicles and separate parking area for private vehicles along with standard utility infrastructure, to be built on the campus of Columbia Gorge Community College (CGCC). LOCATION: Property is located at 400 E Scenic Drive and is further described as 1N 13E 9 tax lot 100. Property is zoned "RL/CFO" – Low Density Residential with a Community Facility Overlay.

### **I. RECITALS:**

- A. The Planning Commission of the City of The Dalles has on March 19, 2009, conducted a public hearing to consider the above request. 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 153-09 and the minutes of the March 19, 2009 Planning Commission meeting, upon approval, provides 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.
- B. Conditional Use Permit 153-09 is hereby approved 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 buildings and other site improvements will require site plan review approval.
3. Detailed plans consistent with the master plan and this application can be handled administratively through a Site Plan Review application, at the staff level.
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.
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6. General landscaping for the site must meet the provisions for the CR zone, equal to 15% of the first floor area 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.

**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 19th DAY OF MARCH 2009

\_\_\_\_\_  
Bruce Lavier, Chairman  
Planning Commission

I, Dan Durow, Community Development 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 19<sup>th</sup> of March 2009.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Dan Durow, Community Development Director  
City of The Dalles