

RESOLUTION NO. P.C. 4-81

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING USE PERMIT #12-81, A PROPOSAL TO CONSTRUCT A FIRE STATION LOCATED AT THE SOUTHEAST CORNER OF WASCO DRIVE AND FREMONT DRIVE IN THE R-1 ZONING DISTRICT.

I. Recitals

(A) The Planning Commission of the City of The Dalles has heretofore, on March 19, 1981 conducted a public hearing to consider Use Permit #12-81 relating to the following described property:

Block 13, Lot:1 Columbia View Heights First Addition

(B) Said property is located within the R-1 (single family residential) Zoning District.

(C) Said R-1 Zoning District regulations require conditional use permit approval for the development of emergency protection facilities which include fire substations.

(D) The applicant, Wasco Rural Fire Protection District, #6, requests Conditional Use Permit approval for the construction of a Fire Substation.

(E) Section 18.000 (Conditional Use Permit) of The Dalles Zoning Code requires that the Commission make findings of fact and state the reason for its action.

II. RESOLUTION: Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

A. In all respects as set forth in Recitals, Part 'I', of this Resolution,

B. The application requesting approval of a Conditional Use Permit for the development of a fire substation is hereby approved for the following reasons:

1. The establishment, maintenance, or operation of the use applied for will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use in that:

a. The facility will be located at a minimum of 300 feet from the nearest residentially developed lot.

b. The facility will be screened from the residential areas by fencing and landscaping.

c. Adequate public utilities will be provided for drainage, sewer and water.

d. Any expansion of the facility will require conditional use permit approval.

2. The use will not be detrimental or injurious to the property and improvements in the neighborhood or the general welfare of the city because:

a. Facility will be buffered from the surrounding residential uses through landscaping, fencing and other material.

b. The facility will be designed to utilize natural earth colors to reduce the visual impact.

c. Ingress and egress points will be designed to assist in the safe circulation of vehicles to and from the site.

3. The location and character of the use, if constructed according to the plan and the conditions imposed, will be in general compliance with The Dalles Urban Area Comprehensive Plan, statewide land use goals, and the adopted zoning ordinance, inasmuch as:

a. The Dalles Urban Area Comprehensive Plan recommends, in Goal #11 (Public Utilities and Services), under its implementing measures that Wasco County and the City of The Dalles should work cooperatively in planning for common public facilities utilized by citizens in both jurisdictions. Furthermore, in the text of Goal 11 it discusses the existing mutual aid contract, which the City has, which The Dalles Fire Department and Wasco Rural Fire Protection District have both entered into through the offices of the Mid-Columbia Mutual Aid Association. If this mutual aid contract were continued then this project could benefit property owners located on the east side of the City.

b. The Zoning Ordinance, in Section 4.030 (b), lists emergency protection facilities, such as fire substations, as allowable uses subject to the obtainment of a conditional use permit as long as adequate landscaping, off-street parking, street access and protection of adjoining residential properties is provided.

C. The Planning Commission approves Conditional Use Permit #12-81 subject to the following conditions:

1. Any expansion of the facilities will require additional Conditional Use Permit approval.


2. The final landscaping plan shall be submitted to the City Planning Director, for approval, prior to the issuance of a building permit. This plan shall indicate plant and tree sizes, location, specie, and location of automatic sprinkler system. This will include sufficient landscaping on the southeast side of the property to effectively screen the facility from the adjacent residential properties.

3. All electrical, telephone, C.A.T.V., and similar utility services which provide service to subject buildings shall be installed underground.

4. All architectural detailing, including building material, colors, lighting and similar details including screening of aircondition equipment on the roof or on the wall shall be approved, by the Planning Department, prior to the issuance of a building permit.
5. All signs shall require approval, by the City Building Department, prior to the installation in accordance with existing ordinance.
6. A five foot sidewalk shall be constructed adjacent to the existing curb to the satisfaction of the engineering staff.
7. The final drive approaches design shall be submitted to the City engineering department for approval.
8. The applicant shall submit a grading plan, which shall be approved by the City Engineer prior to the issuance of any building permits. The driveways, curbs and sidewalks shall be indicated on the plan. The grading plan shall also provide for the delivery of all parking lot run-off to the street. This water will not be allowed to flow across the public street.
9. Fire protection and water systems shall be provided to meet the requirements of The Dalles Fire Department which provides fire protection for the city.
10. Parking areas and driveways shall be constructed with asphaltic concrete or other suitable material subject to approval by the City engineering staff.
11. The applicant shall also submit a plan which indicates the method of connecting the structure to city water main, city sanitary sewer main and city storm sewer main. This plan shall be subject to approval by the city engineer.
12. A clear vision area, at the intersection of Wasco Drive and Fremont Drive will be maintained. This clear vision area shall contain nothing, that would obstruct vision temporarily or permanently, exceeding two and one-half feet in height measured from top of curb.
13. No outside storage of equipment or material shall be permitted on this site.

D. The Secretary of the Commission shall (a) certify to the adoption of this Resolution and (b) forthwith transmit a copy of said Resolution to the City Council of the City of The Dalles.

ADOPTED AND APPROVED THIS 19th day of March, 1981.


Chairman, Planning Commission

I, Greg Scoles, Secretary to the Planning Commission of the City of The Dalles, do hereby certify that the foregoing Resolution was passed at a Regular Meeting of the Planning Commission of the City of The Dalles, held on the 19th day of March, 1981, by the following vote:


AYES: COMMISSIONERS: Honald, Byrne, Elliott and Donnell

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Booth, Matthew and Kelly.

ABSTAIN: COMMISSIONERS: None

ATTEST:


Secretary, Planning Commission