

RESOLUTION No. P.C. 1-81

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING PUBLIC/QUASI-PUBLIC FACILITIES OVERLAY #3-81, FOR FUTURE SCHOOL PURPOSES AND A TRANSPORTATION FACILITY, LOCATED BETWEEN WEST EIGHTH AND WEST TENTH, AND WEBBER ROAD AND CHERRY HEIGHTS, IN THE R-2 ZONING DISTRICT.

I. Recitals.

(A) The Planning Commission of the City of The Dalles has heretofore, on February 5, 1981, conducted a Public Hearing to consider a Public/Quasi-Public Facilities Overlay #3-81, relating to the following described property:

2N 13 33CD Tax Lot #700

(B) Said property is located within the R-2 (Multiple Family Residential) Zoning District.

(C) Said R-2 Zoning District regulations require the establishment of a Public/Quasi-Public Facilities Overlay for School Facility developments which exceed 5 acres in gross land area.

(D) Said Public/Quasi-Public Facilities Overlay regulations require that the procedures set forth in Chapter 18.000 (Conditional Use Permits) be utilized in establishing overlay districts.

(E) The applicant (District 12) requests a Public/Quasi-Public Facilities Overlay for a transportation facility and future school uses.

(F) Section 18.000 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 a Public/Quasi-Public Facilities Overlay for future school purposes and transportation facilities is hereby approved for the following reasons:

(1) 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 such proposed use in that:

a. The bus facility will be located to the rear of the property near the rock outcroppings which will buffer the use.

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

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

d. A noise analysis supplied to the Planning Commission indicated operations of the bus facility would not significantly increase the existing noise level.

e. All future school uses will be required to obtain approval under the Conditional Use Permit procedures.

(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. The bus facility will be buffered from the surrounding residential uses by rock outcroppings, mature trees, fencing and additional landscaping.

b. The bus facility will be designed to utilize natural earth colors and terrain 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 Public/Semi-Public uses for this particular site. More particularly under Goal #11 (Public Facilities and Services) requires, as a policy that, "School boards shall submit proposals for school sites and school facilities to planning agencies for review and comment.

b. The Zoning Ordinance in Section 5.00 lists school facilities as an appropriate use for the R-2 zone.

c. Section 16.010 of the same ordinance allows accessory uses which are considered necessary to the operation of any lawfully permitted use.

(C) The Planning Commission approves the Public/Quasi-Public Facilities Overlay #3-81, subject to the following conditions:

(1) Any future school uses indicated on the Master Plan will be required to obtain approval under the Conditional Use Permit procedure.

- (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. Additionally, a five foot landscaping strip shall be installed behind the sidewalk along W. Eighth Street.
- (3) Where possible all mature trees will be retained.
- (4) All electrical, telephone, C.A.T.V. and similar utility services, which provide service to subject building, shall be installed underground.
- (5) Lights shall be required in the parking area and shall be screened so as not to reflect on adjoining property.
- (6) All architectural detailing, including building material, colors, lighting, and similar details, including screening of air condition equipment on the roof or on the wall, shall be approved by the Planning Department prior to the issuance of a building permit.
- (7) All signs shall require approval by the City Building Department, prior to installation, in accordance with existing ordinances.
- (8) A five foot sidewalk shall be constructed adjacent to the existing curb, to the satisfaction of the City Engineering Staff.
- (9) The entire site shall be enclosed with a chain-link fence. The fence shall incorporate each colored lathing to obscure the site from residential areas. The fence shall also be designed to allow police patrols to do security checks from West Eighth Street.
- (10) Drive approaches shall be designed to allow for 90° movements onto West Eighth Street.
- (11) 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 sidewalk 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 sidewalk.
- (12) Fire protection and water systems shall be provided to meet the requirement of The Dalles Fire Department which provides fire protection for the City.
- (13) Permits shall be required for all fuel storage tanks.

(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 day of February, 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 day of February, 1981, by the following vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

ATTEST: _____
Secretary, Planning Commission

