

RESOLUTION NO. 03-016

**A RESOLUTION ADOPTING CHENOWETH CREEK INDUSTRIAL SUBDIVISION
DEVELOPMENT STANDARDS POLICY**

WHEREAS, The City of The Dalles recognizes that the Port of The Dalles is a public sector developer, supported in part by tax dollars; and

WHEREAS, The Port of The Dalles provides economic development benefits to the City; and

WHEREAS, The Port of The Dalles must be competitive to attract tenants; and

WHEREAS, The Port of The Dalles should be given flexibility with regards to certain development standards in order to remain competitive;

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

Section 1. Policy. Adopt the Chenoweth Creek Industrial Subdivision Development Standards Policy.


Section 2. Effective Date. This Resolution is effective March 10, 2003.

PASSED AND ADOPTED THIS 10TH DAY OF MARCH, 2003

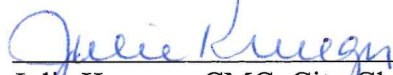
| | |
|-------------------------|----------------------|
| Voting Yes, Councilors: | Broehl, Zukin, Davis |
| Voting No, Councilors: | None |
| Absent, Councilors: | Davison, Tenney |
| Abstaining, Councilors: | None |

AND APPROVED BY THE MAYOR THIS 10TH DAY OF MARCH, 2003

SIGNED:


~~Robb E. Van Cleave, Mayor~~
Mary Ann Davis, Mayor pro-tem

ATTEST:


Julie Krueger, CMC, City Clerk

INDEXED
31703

CITY COUNCIL POLICY

NUMBER: Industrial Development #2

DATE:

EFFECTIVE DATE:

AMENDED:

CHENOWETH CREEK INDUSTRIAL SUBDIVISION DEVELOPMENT STANDARD

1.0 PURPOSE

- 1.1 This policy is to establish and clarify development standards and requirements for the Port of The Dalles Industrial Center.

2.0 SCOPE

- 2.1 Whereas, The City of The Dalles recognizes that the Port of The Dalles:
- a. is a public sector developer, supported in part by tax dollars;
 - b. provides economic development benefits to the City;
 - c. must be competitive to attract tenants; and,
 - d. should be given flexibility with regards to certain development standards in order to remain competitive;
- the City may grant modifications to street design requirements and pedestrian design requirements within the Chenoweth Creek Industrial Subdivision, when findings are presented and accepted as detailed below.

3.0 POLICY

- 3.1 The Port of The Dalles may propose alternate designs for streets and pedestrian accessways for improvements within the Chenoweth Creek Industrial Subdivision area. Such modifications include, but are not limited to: street widths, curb design, cross-section design, location and width of sidewalks, location and width of planter strips, block length, and pedestrian connectivity design and location.
- 3.2 The City may grant modifications to any and all design standards for streets and pedestrian accessways for improvements within the Chenoweth Creek Industrial Subdivision area, if it finds that:
- A. The proposed modification will not be contrary to the purposes of the Land Use and Development Ordinance (LUDO), policies of the Comprehensive Plan, or any other applicable policies and standards adopted by the City; and
 - B. Modifications to structural standards are supported by findings of fact, detailed in a report created by a licensed professional engineer, and submitted with the modification request. Additional engineering certifications may be required for specific analysis related to structural and/or geotechnical issues; and
 - C. Modifications to street design and/or pedestrian design standards are supported by findings of fact, detailed in a report created by a licensed professional engineer, and submitted with the modification request. Additional engineering certifications may be required for specific analysis related to pedestrian/bicycle/vehicle facilities design and

management.

- D. The authority to grant any modifications to structural standards pursuant to Section 3.2 shall rest with the Director of Public Works. The Director of Public Works shall retain the right to define “structural standards” for the purposes of this Policy. The authority to grant any other modifications pursuant to Section 3.2 shall rest with the Planning Commission, and shall be processed as a Quasi-Judicial Action, as noted in Section 3.020.050 of the Land Use and Development Ordinance of the City of The Dalles.
- 3.3 When the Port of The Dalles is the landowner and the applicant for a land division action, the Port may request modifications to the bonding requirements for street and/or pedestrian improvements through the variance procedure or other means stated in an intergovernmental agreement. The authority to grant any modifications pursuant to this Section 3.3 shall rest with the Planning Commission.
- 3.4 The Port shall continue to require nonremonstrance agreements in leases and sales.