



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

RESOLUTION NO. PC 591-20

Approval of Conditional Use Permit Application **195-20, Amerco Real Estate Company**, to use existing retail building to accommodate indoor, climate controlled personal storage and retail sales of moving supplies. Additional uses will include truck and trailer rentals. Property is located at 2640 W. 6th Street and is further described as 2N 13E 32A tax lot 400. Property is zoned "CG" – General Commercial.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on May 7, 2020, 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 195-20 and the minutes of the May 7, 2020, Planning Commission meeting, upon approval, provide 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.

Conditional Use Permit 195-20 is hereby approved with the following conditions of approval:

- 1. All onsite and offsite improvements must be installed by the applicant in accordance with The Dalles Municipal Code, Title 10 - Land Use Development and the APWA standards, specifications, and drawings, as amended and adopted by the City, and approved by the City Engineer, or otherwise guaranteed to be completed by the applicant to the satisfaction of the City.
- 2. Signs will be applied for under a separate permit.
- 3. Prior to the issuance of building permits, the applicant shall submit a completed Wastewater Survey Questionnaire to the City Community Development Department.
- 4. Any activity that produces radio or television interference, noise, glare, dust or particulate matter, vibration, smoke or odor beyond the site, or beyond allowable levels as determined by local, state, and federal standards, shall not be allowed.
- 5. The refuse collection areas will need to be shown on a revised site plan. If the collection is planned outside of the building, it will need to be screened and details of the screening materials will be provided to the Community Development Department.

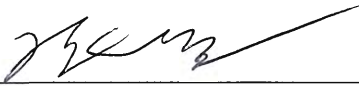
6. A clearly marked pedestrian walkway will need to be provided from the shunting area to the main entrance of U-Haul. This will need to be shown on a revised site plan.
7. A Photometric plan will be required to be submitted that indicates that the site lighting meets the allowable levels as indicated in the code.
8. Parking lot landscaping will be required to be brought up to current City standards as detailed in Section 10.7.030.040.

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 7TH DAY OF MAY, 2020.



Brent Bybee, Chair
Planning Commission

I, Steven K. Harris, 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 7th day of May, 2020.

AYES: Bybee, Cornett, Lavier, Poppoff and Stiles

NAYS: None

ABSENT: None

ABSTAIN: _____

ATTEST: 

Steven K. Harris – AICP
Community Development Director, City of The Dalles