



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
PLANNING DEPARTMENT

### RESOLUTION NO. PC 604-22

Approval of Conditional Use Permit Application **202-22, U-Haul of The Dalles**, for a major modification of Conditional Use Permit (CUP) 195-20, a previously approved storage facility and truck/trailer rental business, for the addition of six (6) exterior storage units in the existing parking lot of the subject property. Property is located at 2640 W. Sixth Street and is further described as 2N 13E 32 A tax lot 400. Property is zoned CG – General Commercial District.

#### I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on June 16, 2022, 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 202-22 and the minutes of the June 16, 2022 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:

In all respects as set forth in Recitals, Part "I" of this resolution, Conditional Use Permit 202-22 is hereby approved with the following conditions of approval:

##### A. Conditions Requiring Resolution Prior to Submission of Final Plan:

1. Final plan submission must meet all the requirements of The Dalles Municipal Code, Title 10 Land Use and Development, and all other applicable provisions of The Dalles Municipal Code.
2. Final plans must be consistent with all Conditions of Approval included within this staff report, as well as any additional Conditions of Approval required by the Planning Commission, be approved by the Community Development Director and the City Engineer before a building permit is issued.
3. All construction/design plans for public infrastructure, improvements, or rights-of-way shall be approved by the City Engineer.
4. Submit engineered plans for review and approval by the Public Works Department. All design and installation of public improvements shall be installed or bonded by the Applicant in accordance with the City of The Dalles Municipal Code, Title 10 – Land Use and Development Public Improvement Procedures 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.

**B. Conditions Required During Construction of Public Improvements**

1. A pre-construction meeting including the City Engineer and Construction Inspector is required prior to construction or site preparatory work. All public improvements shall first obtain design and construction approval from the City Engineer.
2. The Applicant must warranty all public improvements against defect for one (1) year from the date of final acceptance by the City.

**C. Conditions Required Prior to Final Plan Approval**

1. All three (3) ADA drive approaches along the Snipes Street frontage must be installed.
2. No less than three (3) ADA parking spaces must be installed. One of these spaces must meet the requirements for van accessible parking as stated in 10.7.030.050 (B). All ADA spaces must have the accessible parking symbol painted on the parking space as well as an accessible parking sign placed in front of the space.
3. All circulation arrows and pedestrian pathways shall be painted on the parking lot to facilitate the movement of vehicles and pedestrians in a safe and efficient manner.
4. The paved pedestrian walking path connecting the subject site to the existing sidewalk on Snipes Street must be installed. This walkway must have a width no less than 5 ft. and shall be constructed and maintained for pedestrian safety. In addition, this walkway shall meet the requirements of the Oregon Americans with Disabilities Act, the State of Oregon Structural Specialty Code, and the Oregon Revised Statutes.
5. The new striping from each of the three (3) ADA parking spaces to both building entrances must be painted. This walkway must have a width no less than 5 ft. and shall be constructed and maintained for pedestrian safety. In addition, this walkway shall meet the requirements of the Oregon Americans with Disabilities Act, the State of Oregon Structural Specialty Code, and the Oregon Revised Statutes.
6. All parking spaces shall be striped.
7. All parking and maneuvering areas will be required to be hard surface and marked per the City's standards.
8. Parking stall and aisle dimensions must comply with TDMC 10.7.030.130.
9. All parking spaces must be clearly marked/painted on-site per their assigned classification (shunting, U-Haul customer parking, shared parking) and may only be used for each specified use.
10. The Applicant must provide no less than one (1) bicycle parking space on the subject property.
11. All proposed landscaping must be installed.

12. All trees shall be selected from the recommended tree list provided by the CDD Director.
13. The Applicant must establish a series of easements and agreements that comply with the requirements of TDMC 10.6.050.030(D) for all shared driveways and access ways located on the subject property.

**D. Conditions Required Prior to City Building Permit Approval**

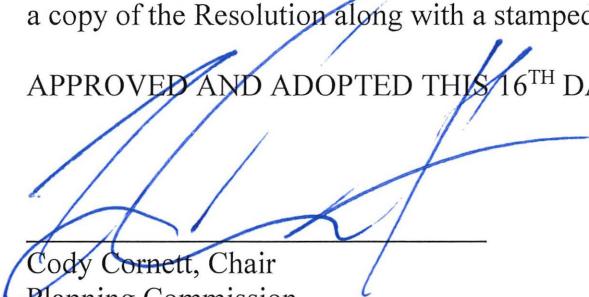
1. All Conditions of Approval listed in Section B above.

**E. Ongoing Conditions**

1. All development must adhere to the approved site plan for this development.
2. All proposed walking paths must be maintained to ensure safe and efficient circulation on the subject property.
3. The established oil/water separator maintenance agreement established with the City's Public Works Department must be adhered to.
4. All lighting shall not directly illuminate adjoining properties. Lighting sources in the parking area shall be shielded and arranged so as not to produce glare in any public right-of-way, with a maximum illumination at the property line not to exceed an average horizontal foot-candle of 0.3 for non-cut-off lights, and 1.0 for cut-off lights.
5. All landscaping must be maintained and irrigated to ensure survival of plant materials.
6. All refuse collections areas must comply with the requirements for refuse collection as stated in TDMC 10.7.030.110.

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 16<sup>TH</sup> DAY OF JUNE, 2022.

  
Cody Cornett, Chair  
Planning Commission

I, Alice Cannon, 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 16<sup>th</sup> day of June, 2022.

AYES:

Cornett, Poppoff, Pena, Mascher

NAYS:

—

ABSENT: Aparicio, Portela

ABSTAIN: —

ATTEST: Alice Cannon  
Alice Cannon  
Community Development Director  
City of The Dalles