



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

RESOLUTION PC 611-22

Approval of Conditional Use Permit Application **206-22, Power Constructors, Inc.**, for approval to site and construct an electrical substation. Approval of the CUP will establish a Community Facilities Overlay on the site. Property is located at 3600 River Road and further described as 2N 13E 28 tax lot 707. Property is zoned I – Industrial District.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on January 5, 2023 conducted a public hearing to consider the above request. A staff report was presented, stating the findings of fact, conclusions of law, and staff recommendation.
- B. Staff's report of Conditional Use Permit 206-22 and the minutes of the January 5, 2023 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 206-22 is hereby approved with the following conditions of approval:

1. Conditions Requiring Resolution Prior to Submission of Final Plan:

- a. 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.
- b. All final plans, consistent with all Conditions of Approval, shall be approved by the Community Development Director and the City Engineer prior to the issuance of a building permit.
- c. All construction/design plans for public infrastructure, improvements, or rights-of-way (ROW) shall be approved by the City Engineer.
- d. All plans must be drawn to scale.
- e. Applicant must provide a report from a licensed engineer demonstrating the necessity for a driveway greater than 35' in width.
- f. Applicant shall demonstrate the driveway width on the site plan.

- g. Applicant is required to coordinate all franchise utility requirements, timing of installation, and payment for services with the appropriate utility provider.
- h. Applicant shall provide documentation of on-site stormwater management.

2. Conditions Required Prior to Final Plan Approval

- a. All construction/design plans for public infrastructure, improvements, or rights-of-way required with this development must be approved by the City Engineer.

3. Conditions Required During Construction of Public Improvements and Franchise Utilities

- a. A pre-construction meeting including the City Engineer and Construction Inspector is required prior to construction or site prep work. All public improvements shall first obtain design and construction approval from the City Engineer.
- b. Applicant must warranty all public improvements against defect for one year from the date of final acceptance by the City.
- c. All proposed franchise utilities are required to be installed in accordance with each utility provider.
- d. All ROW improvements shown on the approved site plan must be installed.

4. Conditions Required Prior to City Building Permit Approval

- a. All Conditions of Approval listed in Sections #1 and #2 above.
- b. Driveway and entrance grades at the sidewalk shall not exceed 2%, and the approach grade not to exceed 5% for the first 20 feet.
- c. Drive approaches installed in the public right-of-way shall be constructed of concrete in accordance with City Public Works standards.
- d. All on-site areas used for the parking and maneuvering of vehicles shall be surfaced with material approved by the City Engineer.
- e. All refuse storage facilities shall be stored indoors or screened from the ROW with containers placed on concrete pads with a positive surface drainage.

5. Conditions Required Prior to Occupancy

- a. All proposed landscaping shall be completed, or financially guaranteed (bonded) prior to occupancy.
- b. All irrigation lines shall be required to install a backflow prevention device.

6. Ongoing Conditions

- a. All lighting shall not directly illuminate adjoining properties. Lighting sources shall be shielded and arranged so as not to produce glare in any public ROW, 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.
- b. All development must adhere to the approved site plan for this development.

- c. The proposed use and operation shall comply with all applicable local, state, and federal standards, and shall not create a nuisance due to odor, vibration, noise, dust, vector control, smoke or gas. Applicant shall prevent the collection of nuisance materials and debris from being windblown or migrating off site.
- d. All landscaping, buffering, and screening must be adequately maintained and irrigated to ensure the survival of plant materials
- e. Applicant shall warranty all public improvements against any defects and workmanship provided for a period of one year from the date of the City's final acceptance of the work.
- f. The timing of right-of-way improvements and 5' landscaping buffer must be coordinated with the Community Development Director and City Engineer.


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 5TH DAY OF JANUARY, 2023.


Cody Cornett, Chair
Planning Commission

I, Joshua Chandler, 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 5th day of January, 2023.

AYES: Cornett, Grant, Pena, Poppoff, Portela
NAYS: None
ABSENT: Mascher, One position vacant
ABSTAIN: None

ATTEST: 
Joshua Chandler, Director
Community Development Department
City of The Dalles