



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

### RESOLUTION PC 613-22

Approval of Conditional Use Permit (CUP) Application 203-22, **Maul, Foster & Alongi, Inc.**, for approval to site and construct a sanitary sewer lift station with underground storage tanks, meter and valve vaults, diesel generator, underground utilities and associated security fencing and gates. Once completed, these improvements will be owned and maintained by the City of The Dalles. Approval of the Conditional Use Permit will establish a Community Facilities Overlay (CFO) on the site. Property is located at 3400 River Road and further described as 2N 13E 28 tax lot 708. Property is zoned I – Industrial District.

#### I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on February 16, 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 203-22 and the minutes of the February 16, 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 203-22 is hereby approved with the following conditions of approval:

##### 1. Conditions Required Prior to Final Plan Approval:

- 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. The sound attenuating barrier along the north and west property lines must be shown on a revised site plan.
- d. All construction/design plans for public infrastructure, improvements, or rights-of-way (ROW) shall be approved by the City Engineer.

- e. Applicant is required to coordinate any franchise utility requirements, timing of installation, and payment for services with the appropriate utility provider.

**2. 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 proposed improvements included within the plan set must be installed.

**3. Conditions Required Prior to Occupancy**

- a. Applicant must install the sound attenuating barrier along the north and west property lines.
- b. Upon completion of ROW improvements, the City Engineer will conduct a final inspection of all improvements to ensure they meet City standards before the City formally accepts them for ownership, operation or maintenance.

**4. 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 0.5 foot-candles.
- 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. Landscaping must include no less than 40% of live plant material.
- 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 16<sup>TH</sup> DAY OF FEBRUARY, 2023.

  
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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 16<sup>th</sup> day of February, 2023.

AYES: Cornett, Grant, Mascher, Poppoff, Portela

NAYS: —

ABSENT: Case, Pena

ABSTAIN: —

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