



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

NOTICE OF PUBLIC HEARING DECISION

CUP 213-25
City of The Dalles

DECISION DATE: February 6, 2025

APPLICANT: City of The Dalles

REQUEST: Applicant is requesting approval to demolish two structures (320 SF and 480 SF) and construct one structure of 4,800 SF. The new structure will consolidate the City’s Maintenance Division operations and provide storage for The Dalles Wasco County Library and Friends of The Dalles Library Book Barn. This project is a Government Public Facility and will require a Community Facilities Overlay (CFO).

LOCATION: Property is located at 722 Court Street, and further described as 1N 13E 3 CB tax lot 800.

PROPERTY OWNER: City of The Dalles

AUTHORITY: The Dalles Municipal Code, Title 10 Land Use and Development

DECISION: Based on the findings of fact and conclusions in the staff report of CUP 213-25, and after a hearing in front of the Planning Commission, the request by **City of The Dalles** is hereby approved with the following conditions:

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. All construction/design plans for public infrastructure, improvements, or rights-of-way (ROW) shall be approved by the City Engineer.
- d. Applicant is required to coordinate any franchise utility requirements, timing of installation, and payment for services with the appropriate utility provider.

- e. Applicant must include refuse collection area landscaping buffer information on a revised site plan to ensure all landscaping requirements are addressed. Refuse collection area landscaping buffer may be waived if additional screening measures are used, so long as they comply with screening requirements of The Dalles Municipal Code.
- f. Applicant is required to include a revised site plan that details the total number of new, removed, or reconfigured parking spaces, including two new ADA parking spaces and accessways.

2. Conditions Required Prior to Construction

- 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.

3. Conditions Required During Construction

- a. Shrubs used for screening must be planted in containers of at least 1 gallon and reach a height of 30 inches within 12 months.
- b. All refuse collection containers must be placed on concrete pads with positive surface drainage.
- c. All proposed franchise utilities are required to be installed in accordance with each utility provider.
- d. Applicant is required to resurface the upper parking lot to ensure that areas used for vehicle parking and maneuvering are surfaced with materials approved by the City Engineer.
- e. Applicant must install two additional ADA-compliant parking spaces in the lower lot, ensuring that at least one of the three required spaces is van-accessible.
- f. 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.
- c. All parking spaces shall be striped and/or restriped.
- g. Applicant must install two new drive approaches on the upper lot and all associated sidewalk improvements to City and ADA standards.
- h. Applicant must install no less than five additional bicycle parking spaces near the front entry of the Library.
- i. Applicant is required to install an appropriate oil/water separator within the upper parking lot to control runoff generated from the new development.

4. Conditions Required Prior to Use

- a. 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.
- b. All proposed improvements included within the plan set must be installed.

5. 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. Applicant must establish an oil/water separator maintenance agreement with the City's Public Works Department.

Signed this 10th day of February, 2025, by



Joshua Chandler, Director
Community Development Department

TIME LIMITS: The period of approval is valid for the time period specified for the particular application type in The Dalles Municipal Code, Title 10 Land Use and Development. All conditions of approval shall be fulfilled within the time limit set forth in the approval thereof, or, if no specific time has been set forth, within a reasonable time. Failure to fulfill any of the conditions of approval within the time limits imposed can be considered grounds for revocation of approval by the Director.

Please Note! No guarantee of extension or subsequent approval either expressed or implied can be made by the City of The Dalles Community Development Department. Please take care in implementing your approved proposal in a timely manner.

APPEAL PROCESS: The Planning Commission's approval, approval with conditions, or denial is the City's final decision, and may be appealed to the City Council if a completed Notice of Appeal is received by the Director no later than 5:00 p.m. on **February 20, 2025**, the 10th day following the date of the mailing of the Notice of Public Hearing Decision. The following may file an appeal of administrative decisions:

1. Any party of record to the particular public hearing action.

2. A person entitled to notice and to whom no notice was mailed. (A person to whom notice is mailed is deemed notified even if notice is not received.)
3. The Historic Landmarks Commission, the Planning Commission, or the City Council by majority vote.

A complete record of application for public hearing action is available for review upon request during regular business hours, or copies can be ordered at a reasonable price, at the City of The Dalles Community Development Department. A Notice of Appeal form is also available at The Dalles Community Development Office. The fee to file a Notice of Appeal is \$250.00. **The appeal process is regulated by Section 10.3.020.080: Appeal Procedures, The Dalles Municipal Code, Title 10 Land Use and Development Ordinance.**