

# City of The Dalles

## Site Team Notes

\*These are notes taken from a Site Team meeting and are not intended to be a final determination/decision. These notes are provided for informational purposes to applicants.\*

October 16, 2014

Site Team Members:	Dawn Marie Hert	Senior Planner
	Dale McCabe	City Engineer
	Jim Schwinof	Development Inspector
	Tanya Brumley	Northwest Natural
	Steve Byers	City Sewer Distribution Manager
	Ray Johnson	City Water Distribution Manager
	Marty Matherly	Wasco County Roadmaster

**Applicant: Rapoza, Michael Leash**

**Application: Preliminary Site Plan Review, 215 East 1st Street**

### **Engineering/Utilities/Planning**

- This application will be reviewed per Section 3.030 Site Plan Review. The fee for a Site Plan Review is \$335.00, however with the approved Enterprise Zone, the application fee is reduced to half. Therefore, a fee of \$167.50 will be required to be paid prior to the formal land use process.
- Any application may be elevated to the Planning Commission by the Director or reviewed at staff level as a Site Plan Review. Typical review time is 45 to 60 days. Enterprise Zone applications are given top priority and will be put ahead of all other non-enterprise zone applications. This may reduce the application review time.
- Per Section 3.010.040 (G) of the LUDO 98-1222 - Unless waived by the Director, the revised submittal shall include a site plan drawn by an architect, surveyor, engineer, or other professional person licensed by the State of Oregon.
- The proposed building will need to meet the design guidelines as stated in the LUDO, Section 5.050.060 as well as the sub-district requirements stated in Section 5.050.070 (C.). Due to the subject parcel being located in a National Historic District, the design meet the guidelines as set forth in B. as well as C will be required to be followed.
- Historic Review of the proposed development is required and can be reviewed concurrently with the Land Use Review (SPR).
- All parking areas, maneuvering areas, and pedestrian pathways will have to meet ADA requirements (handi-cap) and be a hard surface.

- Parking requirements are based on use, however this development is located in our Downtown parking exempt district which does not require parking. Staff would suggest that the applicant meet the parking requirements as best as possible. Urban Renewal is also working with the developers to provide additional parking in the proposed parking structure. Standard Hotel/Motel is Parking requirements are a minimum of 1 space/guest room, up to 1.5 spaces per guest room and no bicycle parking required. Parking lot landscaping is required to be 10% of parking area on lots over 6 spaces. The other uses (restaurant and meeting halls) onsite will need to be included in the staff review for parking requirements. All allowed reductions, will be calculated and cited. (right of development, secondary use reductions, ect.)
- The height and set backs of the development appear to meet the code requirements. However the DDA clearly states that no encroachments will be allowed on 1<sup>st</sup> Street. The main entrance awning will need to be re-designed to be cantilevered over the 1st Street right-of-way.
- The Alley Vacation is in process and should be completed soon. The City will work with the developer and the utilities for relocations of existing services and who is responsible for those relocations. The alley currently is 16 feet in width and allows for one way traffic. The applicant will need to look to having the alley widened or for a mechanism to be put in place (directional light at alley entrance) to allow for two way alley travel to the underground parking, delivery and garbage collection.
- There is no general landscaping requirements for the CBC zone, however landscaping can be included by the applicant to help buffer the proposed use to the adjacent uses.
- Vehicle circulation will need to be shown on a site plan. Information will need to be provided on anticipated truck size and loading/unloading needs.
- Water exists to the site and is available in 1<sup>st</sup>, Washington, and Court Street. The applicant will need to show the existing lateral and how the new building will be served. A backflow assembly is required, details will be provided by the City water supervisor. A dedicated fire line will also be required. No SDC's are collected on fire lines.
- Sewer exists to the site and is available in on Washington, 2<sup>nd</sup>, and Court Streets. There is an existing 12' pipe in the alleyway that will be relocated with the vacation of the alleyway. Applicant will need to show the existing lateral and how the new building will be served.
- Storm is available in on Washington & 2<sup>nd</sup> streets. May need a pump to the underground parking drainage.
- An oil/water separator is required on parking surfaces that exceed 10,000 sf.
- Planned lighting, a detailed site lighting/photometric plan will be required to be submitted with a site plan. The plan shall demonstrate that the maximum illumination at the property line will not exceed an average horizontal foot candle of 0.3 for non-cut-off lights and 1.0 for cut-off lights. The plan shall also demonstrate that the bicycle parking has a minimum lighting level of 3.0 foot candles.
- A wastewater survey is required with all new development.
- All restaurant uses are required to install a grease trap. Wasco County Sanitarian can assist with this permit. They can be reached at 541-506-2603.
- Transportation and other system development charges will be determined at time of building permit application.
- The applicant should contact Building Codes for information on new construction, ADA restrooms, and on-site pedestrian walkways.

- Garbage Disposal truck maneuvering will need to be shown on a site plan. The applicant should contact The Dalles Disposal at 541-298-5419 to verify clearance and maneuvering requirements for trash vehicles.
- A Physical Constraints Permit will be required for any cut and or fill that exceed 50 cubic yards.
- A pre-construction meeting will be required with the City Engineer and the Development Inspector prior to construction starting.
- Water, Sewer, Transportation & Storm System Development Charges will be charged for the new use and be collected at time of building permit. Credits will be given for the previous use as a bowling center and restaurant/bar as well as credits for Enterprise zone and Job Creation at a maximum of 50%

#### **Fire**

- Fire Marshal was not at meeting. Any questions should be directed to Fire Marshal Dan Hammel at 541-296-9445.

#### **PUD**

- Adequate power is available for the development. Staff suggests that the applicant contact Ed Ortega @ 541-298-3312 with any questions or concerns.

#### **Northwest Natural Gas**

- A natural gas line is located in 2<sup>nd</sup> street. The applicant should contact Tonya at NW Natural Gas 541-296-2229 with any additional questions.