



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125

FAX: (541) 298-5490

Community Development Dept.

AGENDA
CITY OF THE DALLES PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT SREET
THE DALLES, OREGON 97058
CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM

THURSDAY, MARCH 1, 2012

6:00 PM

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes: February 16, 2012
- V. Public Comment (Items not on the Agenda)
- VI. **Quasi-Judicial Public Hearing**
 - A. **APPLICATION NUMBER: VAR 118-12, Mid-Columbia Medical Center;**
Continuance of request for approval to obtain additional signage that exceeds the code limitation. The property is located at 1935 East 19th Street, The Dalles, Oregon, and is further described as Township 1 North, Range 13 East, Map 11BA, tax lots 4800, 4900, and 5000. Property is zoned "RL" - Low Density Residential with an "NC" - Neighborhood Center overlay.
- VII. Resolutions
 - P.C. Resolution 518-12, Mid-Columbia Medical Center, Variance
- VIII. Staff Comments
- IX. Commissioner Comments/Questions
- X. Next scheduled meeting date: March 15, 2012
- XI. Adjournment

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, February 16, 2012

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room

CALL TO ORDER:

Chair Lavier called the meeting to order at 6:00 PM.

BOARD MEMBERS PRESENT:

Bruce Lavier, Mark Poppoff, John Nelson, Dennis Whitehouse, Nan Wimmers, Ron Ahlberg

BOARD MEMBERS ABSENT:

Chris Zukin

STAFF MEMBERS PRESENT:

Senior Planner Richard Gassman, Administrative Secretary Carole Trautman

APPROVAL OF AGENDA:

It was moved by Whitehouse and seconded by Nelson to approve the agenda as submitted. The motion carried unanimously, Zukin was absent.

APPROVAL OF MINUTES:

It was moved by Whitehouse and seconded by Nelson to approve the minutes as submitted. The motion carried unanimously, Zukin was absent.

PUBLIC COMMENT:

None

QUASI-JUDICIAL HEARINGS:

Application CUP #135-05, Greg and Molly Ott, requesting a modification of expanded hours of operation and expanded scope of operation. The property is located at 401 E. 10th Street, The Dalles, Oregon, and is further described as 1N 13E 3 CB tax lot 7600. Property is zoned "RH" – Residential High Density District.

Chair Lavier read the rules for conducting a public hearing. Lavier asked the Commissioners if they had any bias, conflict of interest, or ex-parte contact that would prohibit them from making an impartial decision in the matter. Commissioner Nelson stated he visited the property, but he did not discuss the application with anyone.

Chair Lavier opened the public hearing at 6:07 PM.

Senior Planner Gassman reported that he met with City Attorney Parker then with Molly Ott. The City's concern was that if this application were approved, it would set a precedent for future applicants requesting to operate a restaurant in a residential zone. City Attorney Parker and Senior Planner Gassman concluded that, for this particular application request, there were some unusual circumstances

particular to this property that the approval of the request would not establish a precedent. Gassman highlighted those unusual circumstances in his memo of record. He then informed the applicant that the staff recommended approval of the application to the Planning Commission.

Commissioner Nelson asked, if granted, would the Conditional Use Permit (CUP) approval expire at any time. Senior Planner Gassman stated the approval would be in effect indefinitely. An approved CUP would not change with the change of property owners.

Commissioner Ahlberg expressed some concerns regarding the CUP request. Ahlberg said he was concerned about such issues as the availability of parking spaces, pedestrian access, hours of operation in a residential zone, and the possibility of setting a precedent for future applicants.

Chair Lavier asked Senior Planner Gassman to check with City Public Works about pedestrian access progress.

Commissioner Ahlberg commented that, if the CUP were approved, he would suggest a review after two years. Senior Planner Gassman explained such a time frame would need to be added as a condition of approval.

PROPONENT:

Molly Ott, 401 E 10th Street, The Dalles, Oregon, that she was required to count parking spaces before the approval of the 2005 CUP, and to the best of her recollection there were approximately 80 parking spaces. Ott clarified that the business was not a restaurant, it was a café that provided a community “hub” for the public, including the high school students.

Ott said she would not be comfortable with a review of the CUP after two years, because it would hinder her business development strategies as far as loans, employments, and expenditures were concerned knowing that it could possibly be revoked in two years.

Marilyn Clifford, 1280 Oakhill Drive, The Dalles, Oregon, stated she agreed with Ms. Ott’s testimony. Clifford stated parking availability was good, and the café was good for the community and the high school.

OPPONENTS:

None

Commissioner Nelson reported that he visited the site one week day afternoon and saw no problems with parking, access, or loose trash. Nelson also stated he had previously attended an event in the evening, and parking availability was more difficult. Nelson also noted that, with this property, there were good distances between the facility and adjacent residences. The closest residence, Nelson stated, was the new house next door which is owned by the applicants.

Discussion followed regarding curb cuts and accessibility. Applicant Ott stated there is one curb cut on their corner and one across the street on Federal. Chair Lavier said these issues lay with the City for this business and the community, not with the applicants.

Commissioner Whitehouse stated he did not see a huge disparity between operating hours of this business and what a church would have. Commissioner Poppoff stated he was concerned about the start time of 6 AM and suggested making a 6 AM start time for events only. Ott stated there is an early morning clientele of working people who come for coffee and/or a place to do some work before going to their workplaces.

Chair Lavier closed the public hearing at 6:39 PM.

DELIBERATION:

Commissioner Wimmers stated she believed the applicants had a good business, and she would be willing to live next to the facility.

Commissioner Ahlberg stated the applicants should have come before the Planning Commission with the intent to have a coffee shop rather than an events facility, and that the current operation was a violation of the original intent of the original CUP.

Commissioner Nelson said he formerly operated a daycare center with early hour traffic coming to his house, and there were no complaints from neighbors about noise, so an early hour business can work in a residential area.

Commissioner Wimmers said she would have more of a concern about the facility in a residential district if it wasn't located on 10th Street that by nature has heavy traffic flow.

It was moved by Nelson and seconded by Wimmers to approve CUP 135-05 based on the findings of fact and the staff's recommended conditions of approval. Lavier, Nelson, Wimmers, Whitehouse and Poppoff approved, Ahlberg opposed, and Zukin was absent.

Application VAR 118-12, Mid-Columbia Medical Center, requesting approval to obtain additional signage that exceeds the code limitation. The property is located at 1935 East 19th Street, The Dalles, Oregon, and is further described as Township 1 North, Range 13 East, Map 11BA, tax lots 4800, 4900, and 5000. Property is zoned "RL" – residential low density with an "NC" Neighborhood Center overlay.

Chair Lavier asked the Commissioners if they had any bias, conflict of interest, or ex-parte contact that would prohibit them from making an impartial decision in the matter. None were noted.

Chair Lavier opened the public meeting at 6:49 PM.

Senior Planner Gassman presented the staff report and indicated that this variance request was an unusual request. Approximately a year ago, the Planning Commission granted a variance request for this property for the installation of one monument sign for the property, Gassman reported. Gassman said that, at that time, the Planning Commission was concerned about future signs for the property, and the applicant said the monument sign was the only sign he would install.

Now Mid-Columbia Medical Center (MCMC) was requesting two additional signs, Gassman said, to assist oncoming drivers coming from the east to locate the building entrance. Gassman stated staff

recommended one additional sign on the east side only and wished to take a fairly cautious approach. The applicants' proposed signage included names of the first floor businesses, and the second floor was unoccupied at this time, Gassman said. The staff's concern, Gassman explained, was that a future request for additional signage could come if and when the second floor became occupied.

Commissioner Nelson pointed out that he visited the site, and the main entrance was difficult to find. Nelson stated that he felt the main entrance sign was important and asked if the proposed sign was approved at its exact size indicated, was a face change allowed in the future without a Planning Commission approval if other tenants occupied the building. Gassman indicated that once a sign was approved and the tenants later requested a "face change," Planning required a new permit, but the applicant would not need the Planning Commission's approval.

Gassman emphasized that, with the first variance requesting the monument sign, the applicant "traded" having flush-mounted signs on the building for one monument sign. Commissioner Whitehouse pointed out that other facilities, as he recalled, did not have entrance signs at each entrance. Commissioner Poppoff suggested the applicant place a main entrance sign at the entrance then post a tenant listing on a directory sign just outside the main entrance. Gassman said it seemed to be a better approach to put the name of the professional center at the street entrance and have the tenants give directions to the customers on how to locate the individual offices.

PROPONENT:

Gaylen Rose, 3125 Old Dufur Road, The Dalles, Oregon, stated that the professional center was owned by a different entity and MCMC was a tenant on the first floor. Rose stated that the main reason for this request was that a majority of patients cannot find the main entrance, usually the main entrance of a building faces the street, but not so in this case. Because of this difficulty for patients, Rose explained, that many clinics have moved out. Rose stated the difficulty of locating the entrance posed a problem for first-time patients—even with directions from the tenants—and for the elderly.

Rose said the reason for the request for two signs was because of the vegetation and the parking situation, one sign would not serve the purposes for someone traveling the other direction. Rose emphasized that patients were having difficulty finding the entrance and the office suite they intended to visit.

Chair Lavier stated this request seemed like a temporary solution, and he would support a permanent solution. Rose said he believed the request was a permanent fix, because names could be added or changed later. Commissioner Whitehouse asked Senior Planner Gassman asked if the proposed sign met code requirements. Gassman said it did not meet code requirements because in this zone, only flush-mounted signs were allowed. Gassman further explained that directional signs are allowed in this zone up to eight square feet in size, but only two square feet can be a name or logo. The remainder of the directional sign would be required to be directional, Gassman said.

Commissioner Wimmers asked if the monument sign by the applicant could be modified. Gassman answered that it could be modified, but that was not requested.

Rose stated that, to the best of his knowledge, the applicant's intent was for visitors to 1) find the entrance, and 2) find the tenants in the building.

Chair Lavier asked Senior Planner Gassman if the code allowed a building directory in a multi-tenant building in this zone. Gassman answered yes, a directory sign is allowed by the door. Commissioner Wimmers asked Mr. Rose if he felt it would work to have a directory sign at the main entrance. Rose said yes, but it would not resolve the issue of finding the main entrance. Chair Lavier said a two-sided directional sign indicating the main entrance location could be placed at the street entrance.

After further discussion, Chair Lavier asked Mr. Rose if he wanted to take the Planning Commission's suggestion of double-sided directional signs on both sides of the building at the street entrances pointing to the main entrance, and one directory sign at the main entrance listing the tenants back to the applicant's administrators for their input. Lavier explained that the hearing could be continued to the next Planning Commission meeting on March 1, 2012, and Mr. Rose could bring back an answer to Planning Commission. Rose said he would like to take the suggestion back to the MCMC administrators.

Marilyn Clifford, 1280 Oakhill Drive, The Dalles, Oregon, stated she was in favor of additional signage on this property. Ms. Clifford stated she had previously been a patient and had taken other patients to the building, and it was very difficult to find the building entrance.

OPPONENTS:

None

It was moved by Ahlberg and seconded by Poppoff to continue this public hearing request to the March 1, 2012 public hearing meeting. The motion passed unanimously, Zukin was absent.

RESOLUTIONS:

It was moved by Nelson and seconded by Whitehouse to approve Resolution P.C. 516-12 as submitted, based on findings of fact and staff's recommended conditions of approval. The motion was approved; Lavier, Whitehouse, Wimmers, Nelson and Poppoff were in favor, Ahlberg was opposed, Zukin was absent.

STAFF COMMENTS:

Senior Planner Gassman asked the Planning Commission if they would like to make a motion to recommend two Commissioners to the Mayor for the Sign Ordinance Committee. It was moved by Whitehouse and seconded by Ahlberg to recommend Chris Zukin and Mark Poppoff as Planning Commission representatives to the Sign Ordinance Committee. The motion passed unanimously, Zukin was absent.

Senior Planner Gassman advised Chair Lavier and Commissioner Nelson that their commission terms were going to expire in April 2012, and he asked them both to contact City Clerk Julie Krueger to inform her of their intentions. Carole Trautman was asked to provide Ms. Krueger's contact information to the Commissioners.

COMMISSIONER COMMENTS/QUESTIONS:

Commissioner Whitehouse recommended to Senior Planner Gassman that a sentence be added to the LUDO that would address the Mid-Columbia Medical Center sign request because the builder/owner

should be aware that requesting only one monument sign and no others may have an impact on future signage for future tenants. Senior Planner Gassman stated this issue has the potential of being difficult in nature, because most multi-tenant buildings fill up gradually, and there is a likelihood of later requests for additional signage.

NEXT MEETING: March 1, 2012

Mr. Parker will be presenting the topic of signs in the Right of Way.

ADJOURNMENT:

The meeting was adjourned at 7:47 PM.

Respectfully submitted by Carole J. Trautman, Administrative Secretary.

Bruce Lavier, Chairman

**City of The Dalles
Staff Report**

Variance 118-12

Mid-Columbia Medical Center

Prepared by: Dick Gassman, Senior Planner

Procedure Type: Quasi-Judicial

Hearing Date: February 16, 2012

Assessor's Map: Township 1 North, Range 13 East, Map 11BA, tax lots 4800, 4900, and 5000

Address: 1935 East 19th Street

Comprehensive Plan "RL" Low Density Residential with an "NC" Neighborhood Center Overlay

Zoning District: "RL" Low Density Residential with an "NC" Neighborhood Center Overlay

City Limits: Inside

Request: To obtain approval for additional signage that exceeds the code limitation.

BACKGROUND INFORMATION

The subject property is developed with a professional office building, that is partially occupied. There is one existing monument sign that was the subject of a variance request in January, 2011. That variance was approved. A copy of the resolution approving that request and a copy of the minutes of that meeting are attached. The applicant for this request is not the same applicant as for the first variance request.

The current variance request is to allow installation of two additional signs, one at either entrance to the parking area. The LUDO allows only flush mounted signs in the Neighborhood Commercial Zones for buildings that are set back less than 20 feet. See LUDO Section 13.040.020.

NOTIFICATION

Property owners within 300 feet, City Departments, franchise utilities, Mid-Columbia Fire & Rescue, Wasco County Health Department, and State Building Codes were mailed a notice on February 1, 2012, as required by 3.020.050 D.

COMMENTS

On February 6 a comment was received from Jeanene and Dick Stentz of 1901 Oakwood Drive. Their comment concerned lighting of a new sign and also complained about the existing lighting. **RESPONSE:** Illuminated lighting is not allowed in this zone. The recommended conditions of approval will include a provision emphasizing that illuminated lighting is not allowed. The complaint about the existing lighting has been referred to the enforcement officer for investigation.

RECOMMENDATION

Approval of a modified form of this variance application, with conditions.

A. LAND USE AND DEVELOPMENT ORDINANCE 98-1222

Section 3.010.040 Applications

B. Completeness.

FINDING #1: The application was found to be complete on January 13, 2012. The 120-day State mandated decision deadline is May 11, 2012. The hearing is within the required time line. Criterion met.

Section 3.020.050 Quasi-Judicial Actions

A. Decision types. 4. Variances:

FINDING #2: This application is for a Variance Section per section 3.070. Variances are processed as quasi-judicial hearings per section 3.070.020. B. Criterion met.

B. Staff Report. The Director shall prepare and sign a staff report for each quasi-judicial action, which identifies the criteria and standards applying to the application and summarizes the basic findings of fact. The staff report may also include a recommendation for approval with conditions, or denial.

FINDING #3: The staff report will detail criteria and standards relevant to a decision, all facts will be stated, and explanations given. This will be detailed through a series of findings directly related to relevant sections and subsections of the ordinance as they relate to this request. Criterion met.

C. Public Hearings. The quasi-judicial process requires a public hearing within 45 days from the date the application is deemed complete.

FINDING #4: The application was deemed complete on January 13, 2012. The 45 day period ends February 27, 2012. The public hearing is scheduled for February 16, 2012. Criterion met.

D. Notice of Hearing. At least 10 days before a scheduled quasi-judicial public hearing, notice of the hearing shall be mailed to:

1. The applicant and owners of property within 300 feet of the subject property. The list shall be compiled from the most recent property tax assessment roll.
2. Any affected governmental agency, department, or public district whose boundaries include the subject property.
3. Any neighborhood or community organization recognized by the Department and whose boundaries include the subject property.

FINDING #5. Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies were made on February 1, 2012. Criterion met.

Section 3.070.020 Review Procedures

A. Applications. Variance applications shall be accompanied by at least 15 copies of the concept site plan, and a written statement which specifically addresses the review criteria.

FINDING #6: The required plans and written statement have been submitted. Criterion met.

Section 13.070.060 Variances and Appeals

A. The Planning Commission of the City of The Dalles shall act on all requests for variances and appeals of sign permit determination by the Director.

FINDING #7: The hearing on this variance application is being heard by the Planning Commission. Criterion met.

B. The Planning Commission shall conduct hearings for appeal and variance matters in the same manner and shall apply the same standards as are used for variance hearings conducted pursuant to this ordinance.

FINDING #8: The decision criteria shall be the same as for all variances as provided for in Section 3.070.030. Criterion met.

E. In exercising its appeal or variance authority, the commission may attach such conditions to either as it determines to be necessary to achieve the purposes stated in Section 13.010.010 of this Ordinance.

FINDING #9: The Commission may attach conditions based on the provisions of Section 13.010.010, a copy of which is attached. Criterion met.

Section 3.070.030 Review Criteria

A variance to the requirements of this Ordinance shall be granted only in the event that each of the following circumstances is found to exist:

A. The proposed variance will not be contrary to the purposes of this Ordinance, policies of the Comprehensive Plan, or any other applicable policies and standards adopted by the City.

FINDING #10: Section 13.030.010 N. has specific standards for directional and motor vehicle directional signs. These are included in the exempt sign provisions. If the signs meet the limitations of this section, they are exempt from the permit process, but must comply with other provisions of Chapter 13. In order to qualify as an exempt directional sign, the sign can be no more than 4 feet high and 8 feet in area with no more than one quarter of the sign used as a name or company logo. There is no limit on the number of directional signs. The signs applicant proposes come close to qualifying as directional signs, however they are slightly too large, slightly too tall, and use more of the sign area than is allowed for the business name.

Even if these signs were to qualify as directional signs, they would not be allowed unless the Commission found exception to the limitation for a maximum of one sign which was a condition of approval for Variance VAR 115-11 approved by the Planning Commission on January 20, 2011. If the signs qualified under the exempt sign provisions, they would only be exempt from the requirement that a permit be obtained. They are still signs and as such would need relief from the limitation imposed under VAR 115-11. Only the Commission has the authority to change its previous determination that only one sign is allowed.

Before we can make a finding that the variance is not contrary to any policy adopted by the City, the Commission would have to find exception to the condition of approval in VAR 115-11. Criterion pending.

B. Exceptional or extraordinary circumstances apply to the subject property which do not apply generally to other property in the same zone or vicinity. Such circumstances are a result of lot size or shape, topography, or circumstances over which the applicant has no control.

FINDING #11: There is nothing about this particular lot that causes exceptional or extraordinary circumstances, but the orientation of the building on the lot, and the limited access for the general public is somewhat unusual. As pointed out in the application, the main entrance is facing north, which is the back of the lot. There are two driveways, one east and one west of the building, which go to a parking lot that connects in the rear so it is possible to drive around the building. The only entrance to the building for the general public is in the rear.

The sign approved under VAR 115-11 indicates the name of the office building, but does not identify individual tenants, nor does it direct the traffic. There is no sign on the east side of the building either identifying the building, nor directing traffic into the parking area. Whether this creates the type of exceptional or extraordinary circumstances

required in the code is uncertain. However, it is only logical that some sign should be allowed on the east side. Criterion met.

C. The variance is necessary for the preservation of a property right of the applicant which is substantially the same as owners of other property the same zone or vicinity.

FINDING #12: Without the variance the applicant would not be able to have any additional signs, even those that are exempt from the requirements of a permit. Criterion met.

D. The conditions or circumstances justifying the variance have not been willfully or purposely self-imposed, and do not result from a violation of this Ordinance since its effective date.

FINDING #13: This is an existing situation, but the existing situation was caused by the applicant of VAR 115-11 advocating for only one sign. Allowing additional signage would not result in a violation. Criterion met.

E. The proposed variance will not substantially reduce the amount of privacy enjoyed by users of neighboring land uses if the variance were not allowed.

FINDING #14: The variance will not reduce privacy by neighboring users. Criterion met.

F. The proposed variance is the minimum variance which would alleviate the difficulty.

FINDING #15: The proposal anticipates two additional signs, one at each entrance to the parking lot. The minimum variance would be to allow one additional sign on the east side, as recommended in the conditions of approval. Criterion met.

RECOMMENDATION:

Approve the variance request, as modified in the recommended conditions of approval.

IF APPROVED, RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant is approved to add one sign on the east side of the building to help motorists and customers locate an entrance to the building and parking area.
2. The applicant will obtain a sign permit unless the actual proposal meets the definition of directional sign as found in LUDO Section 13.030.010.N.
3. The additional sign is restricted to either the same type and size as the existing monument sign, or the sign is restricted to 9 square feet in area and 5 feet in height, as shown in the application.
4. The sign cannot be illuminated.

VARIANCE APPLICATION

CITY OF THE DALLES
Community Development Department
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
Fax (541) 298-5490
www.ci.the-dalles.or.us

Date Filed 1/13/2012
File# 118-12
Date Deemed Complete 1/13/2012
Hearing Date 2/16/2012
Approval Date _____
Permit Log # _____
Other Cross Reference# _____

APPLICANT

Name Mid-Columbia Medical Center
Address 1700 E 19th Street
The Dalles, OR 97058
Telephone # (541) 296-1111
E-mail Address randys@mcmc.net

LEGAL OWNER (If Different than Applicant)

Name COLUMBIA CREST PROFESSIONAL CENTER LLC
Address 14670 SW PEAK CT
TIGARD, OR 97224
Telephone # 503-459-4732

*If applicant is not the legal owner, attach either [1] owner consent letter, or; [2] copy of earnest money agreement, or; [3] copy of lease agreement.

PROPERTY INFORMATION

Address 1935 E 19th Street, The Dalles, OR 97058
Map and Tax Lot 4800, 4900, 5000 IN 13E 11 BA 4900, 4800 + 5000
Size of Development Site _____
Zone District/Overlay _____
Comprehensive Plan Designation Addition of two (2) exterior signs, one to the east and one to the west sides of building

REQUEST

New Construction Expansion/Alteration Change of Use Amend Approved Plan

Brief Explanation: The addition of directional signs is desired as shown on drawings to indicate the main entrance of the building that patients and visitors are to use. The finding of ones way through a new city environment is usually aided by architectural elements, signs, even lighting. These things aid the intuitive and deductive navigational process. Unfortunately the Columbia Crest Professional Center (CCPC) lay out is not as intuitive as could be desired. This is causing continued confusion and stress for patients on their first visit. Wayfinding study attached.

JUSTIFICATION OF REQUEST

- 1. What are the special circumstances (size, shape or topography of lot, location of surroundings) that do not apply to other properties in the same vicinity and zone?

All other buildings located on the north side of 19th street in this area have their main entrances on the south side facing the street creating an expected finding of the same with CCPC however their main entry is on the north side of the building. This entrance cannot be seen from the road nor is there any indication patients should park at what appears to be behind the building rather than on or near the street where an entry can be seen. The number 1935 is even installed above the south (employee) entry alerting people that they have at least found the right building.

- 2. What difficulties and unnecessary hardships will be created without a variance to the Ordinance?

New patients and visitors park per the expectation of entering the building through the south entrance. This is difficult on those with difficulty walking and those needing ADA access.

- 3. Explain why the variance will not be detrimental to the public safety, health and welfare.

The signs proposed would be installed near each of the entrances to the 1935 parking lot. They would direct drivers to the entry that is set up for easier access to the building, this variance would be beneficial. Line of sight for driving would not be impaired and no parking spaces would be lost.

- 4. Explain why this variance, if granted, would not be contrary to the intent of the Zoning Ordinance.

Usage would be enhance rather than changed

PARKING INFORMATION

Total Number of Spaces Proposed no change Total Number of Handicap Spaces Proposed no change

Total Number of Compact Spaces Proposed no change What material will be used for the surface of the parking area no change.

LANDSCAPING INFORMATION

Total Square Footage Landscaping Proposed no change Percent of Landscaping Irrigated no change

ECONOMIC DEVELOPMENT INFORMATION

Proposed Project is located in the Enterprise Zone

yes Full Time Equivalent (FTE) jobs are currently provided.

none FTE jobs are expected to be created by the proposed project.

UTILITIES

How will the site be served with water and sewer?

Water: City Water Chenoweth Irrigation Private Well

Sewer: City Sewer Private Septic

Signature of Applicant

[Signature] 12/21/11
Date

Signature of Property Owner*

[Signature] 1/3/2012
Date

* Notarized Owner Consent Letter may substitute for signature of property Owner

NOTE: This application must be accompanied by the information required in Section 3.070: Variance, contained in Ordinance No. 98-1222, The City of The Dalles Land Use and Development Ordinance.

PLANS SUBMITTED: At least 15 copies of concept site plan.

2 copies detailed landscape plans 2 copies construction detail plans

INFORMATION REQUIRED WITH APPLICATION

There are 3 types of plan information that can be combined on the same plan or separated onto different plans and reviewed at different times through the approval process. The minimum plan requirements which must accompany a Site Plan Review Application are those specified in the Concept Site Plan below.

- 1. Concept Site Plan. The concept site plan shall clearly indicate all of the following information applicable to the particular development proposal.
 - Project Name
 - A separate vicinity map indicating location of the proposed development.
 - Scale – The scale shall be at least one inch equals 50 feet (1:50), unless a different scale is authorized by the Director.

Columbia Crest Professional Center

Which Entrance is for Patients?



CCPC building as seen on approach. South entry is visible at a distance and west entry can be seen once parking lot is entered.



South Side Wayfinding-Cons

Entry of a building usually faces main road

Signage '1935' is posted on the archway

This is the entrance expected to be the main/patient entry when arriving.



North Side Wayfinding-Cons

Entry is not visible from road

No Signage is posted on archway

The ADA parking spots hint at this being the main entry but that is all.

It has a longer decorative walkway but the curb at the front is a tripping hazard instead of ramped up for easy access.

Conclusion: Wayfinding is weak for the intuitive reasoning necessary to find ones way in unfamiliar surroundings.

Recommendations to Improve Exterior Wayfinding

Vehicle/Pedestrian Directional Sign



Figure 2-10. Vehicular/
Pedestrian Directional Sign:
Secondary



Figure 2-11. Vehicular/
Pedestrian Directional Sign:
Rudimentary



A sign indicating that the main entrance is north with an arrow would help direct people to the main entrance. This would be a secondary sign and require approval and permit. Usually signs of a certain size attached to the building require neither and would possibly be less expensive in such a format.

Signify | 01

Rev. 01/11
 10/27/11 TW
 11/29/11 JB
 1/12/11 ES

Client:	Mid-Columbia Medical Center	City:	Columbia, MO
Project:	Columbia Crest Professional Center	State:	MO
Product:	COL0032_113055_EXT_REV3	Drawn By:	
Order No.:	0725.11	Scale:	1" = 10"
Date:	10/27/11	Drawn By:	

Notes:
 See Survey Required

Finish Approval

<input type="checkbox"/>	_____
<input type="checkbox"/>	_____



Type 2
 S01PP-36-36
 36" w X 36" h (Overall Height 60")
 Single Sided Post and Panel
 Applied Vinyl Graphics
 Flange Mount to Concrete Base

1935 E 19th Street

TRASH

Main Entrance

tbd

MCMC/Columbia Crest
Clinic Family Medicine

MCMC/Columbia Crest Clinic
Outpatient Specialties

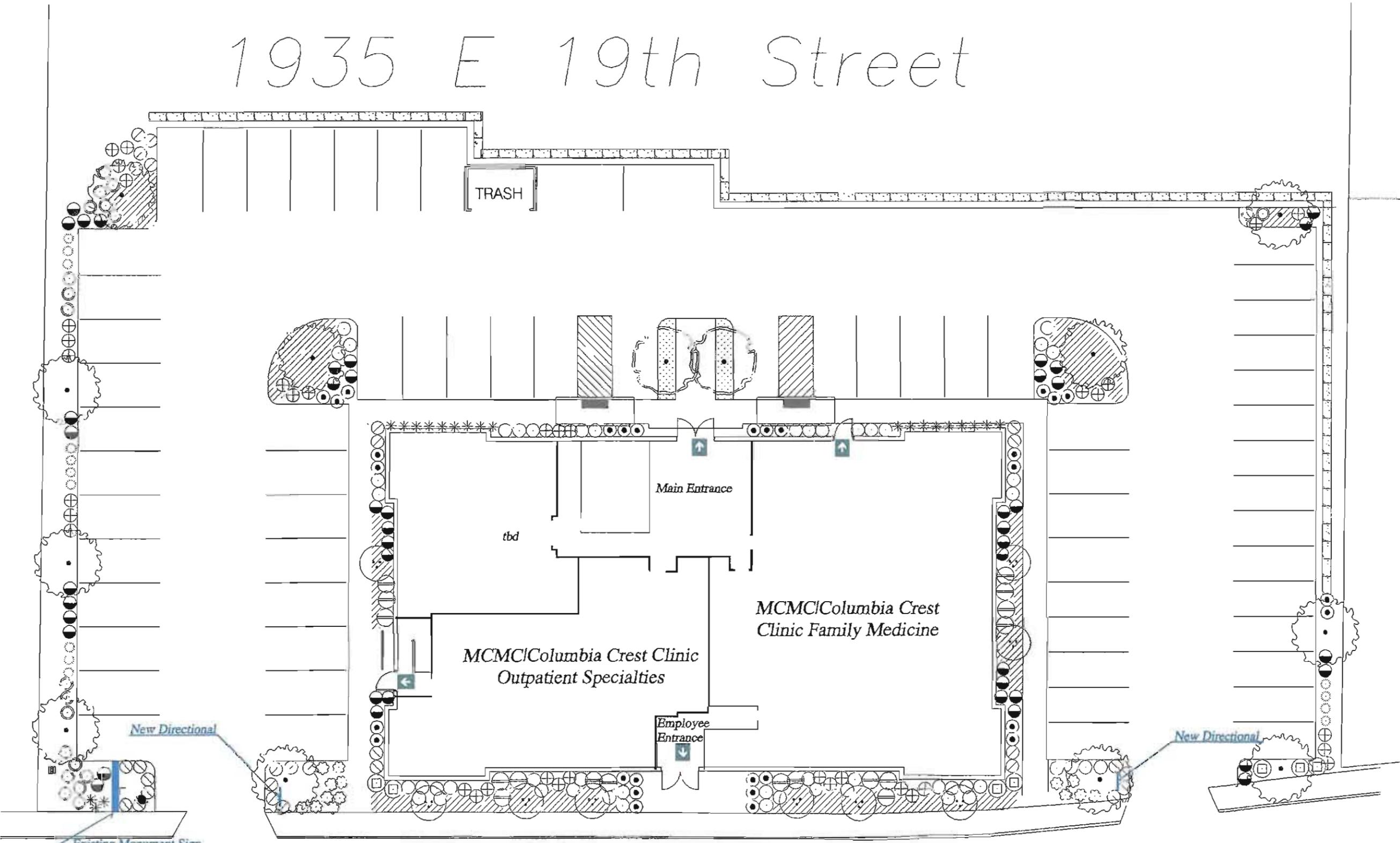
Employee
Entrance

New Directional

New Directional

Existing Monument Sign

19TH STF



RESOLUTION NO. P.C. 518-12

Approval of Variance application #118-12 of Mid-Columbia Medical Center to gain approval for signage outside the code limitation. The property is located at 1935 E. 19th Street, The Dalles, and is further described as Township 1 North, Range 13 East, Map 11BA, tax lots 4800, 4900, and 5000. The property is zoned "RL" Residential Low Density with an "NC" Neighborhood Center Overlay.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on February 16, 2012 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 Variance #118-12 and the minutes of the February 16, 2012 Planning Commission meetings, 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:

- A. In all respects as set forth in Recitals. Part "I" of this resolution. Variance #118-12 is hereby approved with the following conditions of approval:
 - 1. The applicant is approved to add one sign on the east side of the building to help motorists and customers locate an entrance to the building and parking area.
 - 2. The applicant will obtain a sign permit unless the actual proposal meets the definition of directional sign as found in LUDO Section 13.030.010.N.
 - 3. The additional sign is restricted to either the same type and size as the existing monument sign, or the sign is restricted to 9 square feet in area and 5 feet in height, as shown in the application.
 - 4. The sign cannot be illuminated.

III. APPEALS, COMPLIANCE, AND PENALTIES:

- A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 3.020.080 of the Land Use and Development Ordinance, and must be filed with the City Clerk within ten (10) days of the date of mailing of this resolution.
- B. Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this permit.
- C. All conditions of approval must be met within the time limits set by this resolution or by ordinance. Failure to meet any condition will prompt enforcement proceedings that can result in: 1) permit revocation; 2) fines of up to \$500.00 per day for the violation period; 3) a civil proceeding seeking injunctive relief.

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 16th DAY OF FEBRUARY, 2012

Bruce Lavier, Chairman
Planning Commission

I, Dan Durow, 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 16th day of FEBRUARY, 2012.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST: _____
Dan Durow, Community Development Director
City of The Dalles