



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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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, MAY 17, 2012

6:00 PM

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes: April 19, 2012
- V. Public Comment (Items not on the Agenda)
- VI. **Quasi-Judicial Public Hearings**
APPLICATION NUMBER: SPR 408-12; Bob Thompson, TVA Architects;
REQUEST: Site Plan Review application to construct a new Oregon Army National Guard Readiness Center and Columbia Gorge Community College Workforce Training Facility. The property is located at 400 E. Scenic Drive, The Dalles, Oregon, and is further described as 1N 13E 9 Tax Lot 100. Property is zoned "RL/CFO"- Residential Low Density/Community Facilities Overlay Districts.
- VII. Resolutions
P.C. Resolution No. 522-12; Bob Thompson, TVA Architects; SPR 408-12
- VIII. Staff Comments
- IX. Commissioner Comments/Questions
- X. Next scheduled meeting date: June 7, 2012
- XI. Adjournment

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, April 19, 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 6:03 PM.

BOARD MEMBERS PRESENT:

Bruce Lavier, Mark Poppoff, John Nelson, Dennis Whitehouse

BOARD MEMBERS ABSENT:

Chris Zukin, Ron Ahlberg

STAFF MEMBERS PRESENT:

Community Development Director Dan Durow, Senior Planner Richard Gassman, City Attorney Gene Parker, Administrative Secretary Carole Trautman

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES:

It was moved by Whitehouse and seconded by Nelson to approve the March 15, 2012 minutes as submitted. The motion carried unanimously, Zukin and Ahlberg were absent.

PUBLIC COMMENT:

None

QUASI-JUDICIAL HEARINGS:

Application Number CUP 157-10, Dirt Hugger LLC; Request: Review of the pavement of the access road; Property is located at 4350 River Trail Way, The Dalles, Oregon, and is further described as 2N 13E 21 tax lot 800. Property is zoned "I" – Industrial 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 Poppoff stated he had done business with the applicant in the past, but he did not believe it would affect his decision-making process. City Attorney Parker stated that since Commissioner Poppoff had not discussed the application with the applicant, there would be no problem.

Chair Lavier opened the public hearing at 6:10 PM.

Senior Planner Gassman presented the Staff Memorandum. Gassman explained that the reason for the hearing was because one of the conditions of approval to the Conditional Use Permit (CUP) called for

a review one year from the date of approval. Gassman advised that the applicant's business was on property that Google had first option to purchase, so at the time of approval of the CUP, no public improvements were required. Since that time, Gassman stated, Google had not exercised its purchase option of the property, and it was now time to bring the condition of approval back to the Planning Commission for review. Dirt Hugger still must lease on a month-to-month basis, and the business is growing, Gassman reported. Gassman pointed out that the Port of The Dalles was in the process of working out a Master Plan for that area, and the Port did not wish to commit to any long term lease or purchase commitments even though Dirt Huggers would be interested in purchasing the property. Gassman reported that Dirt Hugger and Staff met with the Port, and the Port indicated there may be other plans for the area that would not mesh with any tentative plans the Port may have. Therefore, staff recommends to defer any requirements for public improvements for a period of time, possibly a year, to see how the situation develops.

Commissioner Whitehouse asked Senior Planner Gassman what the scope of public improvements entailed. Gassman answered that there is pavement up to and beyond the gate of the property. Typically, Gassman said, the City would require the user to pave an access way up to the business location; a portion would be public improvement, a portion would be private improvement. Gassman explained that the applicant had some pavement, but there was a fairly lengthy gravel driveway that still existed.

Commissioner Nelson asked if landscaping would be included in the improvements. Senior Planner Gassman answered that the current provision for landscaping in the Industrial District did not apply easily to Dirt Hugger's location, and the applicant had done some landscaping.

Commissioner Whitehouse asked if staff thought there would be resolution in one year. Gassman answered, at best guess, probably not.

Commissioner Zukin arrived at the Public Hearing at 6:17 PM.

Testimony:

Proponents:

Pierce Lewis, 721 May Street, Hood River, Oregon, a Dirt Hugger applicant, stated that at the start of the business when they were searching for land, the current location was ideal for business and for a month-to-month lease. Lewis said that when Google opted out of purchasing the property, Dirt Huggers approached the Port of The Dalles about acquiring a long term lease. At this time, however, Lewis stated, this did not seem feasible, and the public improvement requirement would be approximately 900 feet of paving.

Commissioner Nelson asked if the applicants had looked elsewhere. Lewis said they were trying to locate other land of approximately five to 30 acres in size. Nelson suggested County properties in agricultural areas. Lewis said industrial areas would be more ideal. Commissioner Poppoff suggested the area east of the rail yard as a potential business site.

Commissioner Nelson asked if the applicants were addressing the odor problem. Lewis answered that they were targeting odor issues, and they were trying hard to minimize the odor. The applicants planted 65 trees this year, Lewis said.

Chair Lavier asked Commissioner Zukin if he had any bias, conflict of interest, or ex parte contact regarding this application. Commissioner Zukin said he had none.

Tyler Miller, 1585 Nunamaker, Hood River, Oregon emphasized that there was a great opportunity to grow the business, but the large focus was on securing land. Miller stated the best land was at the end of the road from the current location for many reasons, and stated that the Port of The Dalles was open to a lease of that property at this time. Miller reported that, to date, the applicants had expended \$150,000 into the land and \$150,000 into sweat equity.

Chair Lavier closed the public hearing at 6:29 PM.

Deliberation:

Commissioner Poppoff stated that he did not wish to place any more expenses on the applicants' business. He believed the applicants provided an important business to the area and there was no other source of compost in the area.

Commissioner Nelson stated he concurred with the staff's recommendation to defer the public improvements for another year. He stated he believed the applicants had done their best to work with the situation at hand.

Commissioner Whitehouse asked if a review in one year seemed liked the right time period. Commissioner Zukin suggested a year-to-year basis for the CUP review.

It was moved by Zukin and seconded by Nelson to approve the amendment of condition of approval #7 of CUP #157-10 which would waive the improvement and paving requirements for one year. The motion carried unanimously, Ahlberg was absent.

Application Number CUP 167-12, Nicholas Miles; Request: To approve a parking reduction. The property is located at 701 E. 3rd Street and 310 Madison Street, The Dalles, Oregon, and is further described as 1N 13E 3DB tax lot 1501. Property is zoned "CBC" – Central Business Commercial District.

Chair Lavier asked if the Commissioners 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 6:35 PM.

Senior Planner Gassman presented the staff report and indicated there was one comment submitted by Mr. Bob Fraley, 710 E. 2nd Street, The Dalles, Oregon, 97058, which was in opposition to the request. Gassman also handed out an aerial photo of the property in discussion. The proposed use, Gassman pointed out, had parking requirements, and parking spaces are currently not available. Gassman further explained that the Planning Commission had options to either reduce or waive parking requirements at the time of a new or different user. The issue in this situation, Gassman emphasized, was that with no parking relief, the applicant would either not be able to use the building or would have to share or purchase some parking spaces. Gassman said he believed this would be difficult for the applicant to accomplish. Staff's recommendation was approval of a parking reduction.

Chair Lavier asked what type of business was going into the building. Gassman said it was a fitness training facility offering fitness classes for the public.

Commissioner Whitehouse asked what the hours of operation were going to be. Gassman said he did not know, but the applicant could answer during public testimony. Commissioner Whitehouse asked if the request covered both of the applicant's buildings. Gassman indicated that it would apply to the warehouse building. The other building, Gassman said, had been in use all along, and the parking would probably be grandfathered in.

Commissioner Zukin asked if the property was in the "parking exempt" area of the Central Business Commercial District area. Gassman answered that this property was one or two blocks outside of the parking exempt area.

Testimony:

Proponents:

Katelyn Gunkel, 470 El Camino Rio, White Salmon, Washington stated she would be conducting the fitness classes, and the good thing about the business use was that the operating hours would be during the early morning and late afternoon hours of the day—not so much during peak business hours. The proposed hours of operation, Ms. Gunkel stated, would be Monday through Friday, 6:00 to 7:00 AM, and 4:30 to 7:30 PM, Saturdays at 9:00 AM for one hour, and possibly an occasional special event during peak business hours. Ms. Gunkel stated that she had been searching for property for over a year, and the proposed property site fit her business specifications perfectly. Class loads, Gunkel stated, max out at 15 students per class, and she re-emphasized that classes would be held early morning and early evening with no class activity during peak business hours.

Robin Miles, 1516 E. 10th Street, The Dalles, Oregon, stated she was one of the property owners, and she and her husband had been developing the property for a few years. The parking issue was a surprise to them, Ms. Miles stated, and if she and her husband had known of the parking issue in the first place, they probably would not have purchased the property. Ms. Miles stated that the entire City block was currently vacant, and it would be an advantage to the community to have their buildings occupied with businesses.

Commissioner Nelson asked Ms. Miles if parking spaces on Madison Street had been counted. Ms. Miles said there were 14 parking spaces on Madison Street, and most of those spaces were used by Salvation Army and the furniture store.

Opponents:

Senior Planner Gassman offered the Bob Fraley letter of opposition as Exhibit 1.

Commissioner Nelson asked Senior Planner Gassman for clarification on the meaning of the last paragraph of the Exhibit 1 letter. Gassman answered that he believed the intent of Mr. Fraley's comment was that there were other vacant buildings in the area that apparently would have available parking.

Rebuttal:

Robin Miles, 1516 E. 10th Street, The Dalles, Oregon, asked if the Exhibit I letter was presented only on behalf of Mr. Fraley individually, or did the letter also represent comments from other tenants as well. Senior Planner Gassman said the letter was submitted only on behalf of Mr. Fraley, there was no signed petition. Ms. Miles stated that she did not believe Mr. Fraley's property was in the same block as her property.

Katelyn Gunkel, 470 El Camino Rio, White Salmon, Washington, stated that she looked at other properties in The Dalles, and there were none that met her business requirements.

Commissioner Whitehouse asked Ms. Gunkel if she had conducted her business at other locations. Ms. Gunkel answered that she had conducted the same business at other locations. Commissioner Poppoff asked Ms. Gunkel how many vehicles visited her other business locations at any one time. Ms. Gunkel stated that there were approximately nine vehicles present at one time.

Chair Lavier closed the public hearing at 6:55 PM.

Deliberation:

Commissioner Nelson stated that the good thing about this application was that it would bring activity and people to a vacant portion of the downtown area.

Chair Lavier pointed out it would be a good thing to get businesses into the downtown area, it would be positive.

Commissioner Zukin stated he agreed with Nelson, the community needed more businesses, and he saw this as an opportunity to place a business downtown. Zukin also stated that a parking problem downtown is a good thing, not a bad thing.

It was moved by Nelson and seconded by Zukin to approve CUP 167-12 based on the findings of fact including the recommended conditions of approval as specified in the staff report. The motion carried unanimously, Ahlberg was absent.

RESOLUTIONS:

Resolution No. P.C. 520-12, Nicholas Miles, CUP 167-12

It was moved by Zukin and seconded by Whitehouse to approve Resolution No. P.C. 520-12 based on the findings of fact and the conditions of approval as submitted in the staff report. The motion carried unanimously, Ahlberg was absent.

Resolution No. P.C. 521-12, Dirt Hugger, LLC, CUP 157-10

It was moved by Zukin and seconded by Whitehouse to approve Resolution No. P.C. 521-12 for the amendment of condition of approval #7 of CUP 157-10. The motion carried unanimously, Ahlberg was absent.

WORK SESSION – LUDO Amendments:

Senior Planner Gassman presented his memorandum of LUDO Amendments and highlighted the following proposed amendments [Note: The memorandum item numbers precede the LUDO Section references listed below]:

3. Section 6.010.030L. Fences

4. Section 6.020.040 I. Other Laws, Ordinances, and Regulations

Senior Planner Gassman stated that staff proposed two changes on fencing. The first would be a change in the requirement on the installation of fences higher than four feet. On a corner lot, once out of the 15 foot front yard area, a property owner could install up to a six-foot fence, even along a side street, with the exception of a 10-foot triangle area adjacent to an alley or driveway where the fence must remain at four feet. Secondly, a no-fee permit would be required for any fence higher than four feet.

Commissioner Nelson suggested that the City work with realtors who could disperse informational guidelines regarding fences to prospective property buyers at the time of sale. Senior Planner Gassman suggested the City could prepare an informational brochure that could be given to realtors and title companies to hand out.

Commissioner Poppoff suggested to remove the word “hedges” from memo item #3, because it could become a semantics issue. On item #4, Poppoff commented that sometimes dogs needed to be confined, and a 4-foot fence would not be sufficient. Poppoff suggested an open mesh wire fence could be used above a four-foot fence.

Director Durow stated that the primary purpose of a four-foot fence in the front yard was for aesthetics and safety on the corner, so aesthetics played a role in the guidelines. Also, Durow stated, the staff struggled with the 10-foot triangle on the alley corner because residents wish to have privacy, yet there could be a visual hindrance with fences higher than four feet. Commissioner Zukin commented that residents could choose to angle the six-foot fence and leave the 10-foot triangle area open at the alley. Durow concurred that could be an option.

Commissioner Nelson said he disagreed with Commissioner Poppoff on excluding hedges from the wording on item #3, because he had experienced visual clearance problems at a couple of properties, one in particular that had thick bamboo about 10-12 feet high by the alley. After further discussion, staff and commissioners agreed to add some definition language regarding visibility in the four to eight foot area and address the definition of “vision clearance.”

6. 6.030.020 C. Location - Staff proposed a change in setback requirements. Currently, Gassman explained, a detached accessory structure could be set back up to three feet from a property line. A problem develops when a resident builds a separate garage then wishes to attach the garage to the primary dwelling later on or converts the garage to a living space. Staff recommended a change so that only small structures could still be set back three feet, but they must be structures that do not require a building permit. The types of structures that require a building permit are garages or detached accessory buildings over 200 square feet in size.

Commissioner Poppoff asked why a three-foot setback was required at the alley. Senior Planner Gassman stated that his understanding was that Public Works did not like structures right up to the alley because many alleys have utilities in them. Poppoff suggested to remove the three-foot setback requirement at an alley, because the three-foot space often ended up being filled with junk. After further discussion, staff and commissioners decided that no setback would be required at an alley for

small structures if the alley was at least 20 feet wide. For alleys less than 20 feet wide, small structures must be placed 10 feet from the center line of the alley.

7. 6.030.020 C. Location – Staff recommended that side yards for setbacks for garage/carports on alleys may be waived per the following....”

11. 11.020 Permitted Structures – Senior Planner Gassman reported that last year the City eliminated the use of mobile homes built prior to 1976 on an individual lot. At that time, Gassman reported, the City did allow them to be placed in mobile home parks. Staff now recommended the change to eliminate the placement of mobile homes built prior to 1976 in mobile home parks.

15. 10.030 Timing of Improvements. A. General. – Staff recommended to establish a one-year time limit for improvements to be installed. Commissioner Poppoff asked if the timeline could be changed to two years, because some businesses might have difficulty getting established in one year. Chair Lavier suggested the City could negotiate with the business owner after one year and wait to see if the owner planned on making the improvements. One year would give the City some leverage to talk to the commercial owner, Lavier commented. Director Durow stated that if the limit was set at two years, then the business would probably take three years. Durow recommended one year, then staff could work with the business owner after that if necessary. Commissioner Zukin suggested to clarify the language regarding the City installing improvements after one year if the business owner does not make the improvements.

16. 12.020 Development Standards – Staff recommended changing the five-acre requirement to one acre. Senior Planner Gassman explained that, in item #17, an RV park could be allowed in a Commercial General area as a Conditional Use Permit and go on a case-by-case basis. Gassman said it could expand to any zone except residential.

18. 10.120. Mail Delivery Facilities. – Senior Planner Gassman reported that the State required local governments to provide language similar to State Building Codes language regarding accessibility to cluster mail boxes. Staff recommended language that states compliance to State Building Codes requirements is necessary.

19. New interpretation for food wagons and similar uses –Senior Planner Gassman gave an explanation on the history and implementation of the City’s Transient Merchant license. Gassman emphasized that times have changed since the inception of the Transient Merchant license. Currently, there are food wagons and similar uses that do not move off the premises at the end of the business day as is the nature of the transient merchant. Some vendors remain at the same premises at the end of each business day, sometimes very long term. These vendors, Gassman explained, also hook up to temporary power, and some even have self-contained water systems. Staff’s thoughts were that such merchants should be treated as other businesses to be fair to the established businesses and be required to submit a Site Plan Review, have utility hook up, and be reviewed for system development charges (SDCs).

Commissioner Zukin clarified if staff was asking food wagon vendors to hook up to power, water, sewer, etc. Senior Planner Gassman answered that staff was requiring this if the food wagon vendors chose to remain at one location without moving off the premises at the end of each day. Gassman further explained that food wagons had the choice to move at the end of each day and obtain a

Transient Merchant license, and such merchants had seven days out of 60 days to remain at one location. Then transient merchants were required to move to another location where they could operate for seven out of 60 days at a second location, Gassman reported.

Director Durow pointed out there was one food wagon on Chenowith that had remained at one location for at least 10 years without paying any SDCs, etc. to the City. Durow stated the one vendor staff had been dealing with was located on 9th and Trevitt Streets.

Commissioner Zukin asked if there had been complaints from restaurant owners. Director Durow stated there had been no complaints registered from restaurant owners, but staff has received many complaints from neighbors surrounding the 9th and Trevitt food wagon. Zukin stated he was a little uncomfortable with this new approach, because there was something attractive and different about a food cart service as opposed to a sit-down restaurant. If SDCs were charged, Zukin commented, the food cart vendors would give up due to the cost. Zukin asked staff about a case scenario whereby if a transient merchant pulled off one property after seven business days and moved to a second location, would the merchant be able to start operating for seven days immediately? Gassman explained that under the definition of the Transient Merchant license, a vendor could stay at the same location for years as long as the vendor pulled off the property at the end of the day.

Commissioner Nelson suggested the possibility of different rates for a food cart business in the interest of fairness. Senior Planner Gassman explained that the largest SDC expense for merchants is the Transportation SDC. Gassman reported that he worked up a quick calculation for the food wagon located at 9th and Trevitt, and because the wagon was so small, the SDC charge did not seem that exorbitant (about \$3,000) compared to what restaurants could be charged.

Commissioner Whitehouse clarified and asked if staff was classifying the food wagons as a restaurant. Director Durow answered that food wagons needed to be one or the other—Transient Merchant or food service such as a restaurant.

Senior Planner Gassman also emphasized that not every food service merchant that pulls out at the end of a day qualified as a transient merchant because of the type of structure that is used. Gassman explained that, under the transient merchant guidelines, the transient merchant was defined as operating either out in the open, or used a tent or some other structure that was not a completed structure, not a building, and not a vehicle.

Commissioner Zukin pointed out that the community needed another food service category for completed structures that move off the premises at the end of the day.

Commissioner Whitehouse asked if item number 2 of the LUDO staff memorandum was meant to address the issue that came up with the Oregon Military Department regarding large structures in a residential area. Gassman answered yes, it was meant to address that issue, and the proposed language was the same language as in the General Commercial standards. Whitehouse also asked if staff had addressed the question on structures that stood out or were overwhelming to the surrounding area. Gassman said it was addressed in the same proposed language in item number 2. Gassman reported he had met with the architects for the armory project, and he reminded them that they needed a Site Plan approval to proceed. Commissioner Whitehouse reported that his understanding was that the college

was going to be able to use the armory as match and, therefore, the college was looking to add another building, a separate structure.

STAFF COMMENTS:

Senior Planner Gassman reported that at the last City Council meeting the Mayor nominated two new Planning Commissioners and one continuing Planning Commissioner. Chair Lavier was re-nominated for another term, and Mike Zingg and Jeff Stiles were nominated to replace Nan Wimmers and John Nelson on the Planning Commission. Therefore, as of May 1, the Planning Commission will have two new members. Gassman stated he was able to thank Commissioner Wimmers shortly after she resigned, and Gassman thanked Commissioner Nelson by stating he appreciated Nelson's service on the Commission, he had done an excellent job, and he had been a concerned voice for the citizens of the community at large. The Commissioners and staff applauded.

Director Durow reminded the Commissioners of the Joint Planning Commission work session to be held on Thursday, April 26, 2012 at the Discovery Center.

COMMISSIONER COMMENTS/QUESTIONS:

Commissioner Whitehouse commented that a new state law was passed where school districts and cities were required to coordinate timing processes, and he asked to meet with Director Durow to discuss that.

NEXT MEETING:

May 3, 2012

ADJOURNMENT:

The meeting was adjourned at 8:08 PM.

Respectfully submitted by Carole J. Trautman, Administrative Secretary.

Bruce Lavier, Chairman

Exhibit 1

Desk Of Bob Fraley
710 East 2nd Suite 4
The Dalles, Or 97058
Phone: 509-365-3005
E-mail: bobfraley@centurylink.net

April 14, 2012

City Of The Dalles
313 Court Street
The Dalles, Oregon 97058

Re: Application Number CUP 167-12
Property Owner: Nicholas Miles

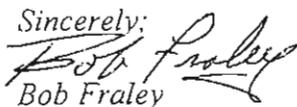
As current property owner consisting of three (3) separate partials being 700-704 East 2nd, 604 and 612 East 2nd the request of parking reduction on proposed new business being fitness Center at 701 East 3rd and 310 Madison street should be denied.

This type bussiness would not fit the surrounding business for lack of parking spaces. It is my estimate that the average required parking during hours open would need ten minimum spaces and currently there is already lack of parking.

In the 600 block East 2nd, there are ten business and counting ten more in the 700 block East 2nd currently require our renting two spaces 715 East 2nd off street plus we have temporary use of David Griffith parking lot located behind Zim's Brau Haus extra over our approved paved lot at 612 East 2nd. which holds twelve spaces.

With the current new vacant business buildings Federal East to Madision Street, I would feel it best to encourage new business to fill those spaces rather than poor location this application is trying to fit this type bussiness .

A survey of all my tenants. were against this change that effects their business.

Sincerely;

Bob Fraley



City of The Dalles

Staff Report

Site Plan Review 408-12

Oregon Military Department

Prepared by: Dick Gassman, Senior Planner

Procedure Type: Quasi-Judicial

Hearing Date: May 17, 2012

Assessor's Map: 1N 13E 9, tax lot 100

Address: 400 East Scenic Drive

Comprehensive Plan: "RL/CFO" Low Density Residential with a Community Facility Overlay

Zoning District: "RL/CFO" Low Density Residential with a Community Facility Overlay

City Limits: Inside

Request: To construct a new readiness center to house a National Guard unit and related parking.

BACKGROUND INFORMATION

The subject property is a large site. The western portion is developed with buildings and campus of Columbia Gorge Community College. The eastern portion is proposed to be developed with a new 61,573 square foot readiness center building which will primarily serve the Oregon Military Department and secondarily be a resource for the Community College and local residents. The proposal has received approval through the Conditional Use Permit process, but no details were available at that time. This application provides additional details and satisfies one of the conditions of approval.

Normally this application would be handled as an administrative action under the provisions of LUDO Section 3.020.040 B 1 and Section 3.030. However it is being

processed as a quasi-judicial hearing as a result of one of the conditions of approval from the prior Conditional Use approval, CUP 165-11.

SITE TEAM

A site team review was held prior to the Conditional Use application. The applicant was sent copies of the site team notes.

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 May 7, 2012.

COMMENTS

As of the writing of this staff report, no comment had been received.

APPLICATION REVIEW

LAND USE AND DEVELOPMENT ORDINANCE

Chapter 3 Application Review Procedures

Section 3.010.040 B. Completeness.

FINDING 1: The application was found to be complete on May 1, 2012. Criterion met.

Section 3.020.050 A 1. Decision types. 1. Site Plan Review

FINDING 2: This application is a quasi-judicial action under the Site Plan Review process. Quasi-judicial actions are processed under the provisions of Section 3.030 Site Plan Review, and Section 3.020.070 Public Hearings. Criterion met.

Section 3.020.050 B. Staff Report. The Director shall prepare and sign a staff report for each administrative action, which identifies the criteria and standards applying to the application and summarizes the basic findings of fact. The staff report will also include a decision approving the application, approving with conditions, or denial.

FINDING 3: The staff report will detail criteria and standards relevant to a decision, 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.

Section 3.020.050 C. Public Hearings. Complete applications for quasi-judicial planning actions shall be heard at a regularly scheduled Commission or Council meeting within 45 days from the date the application is deemed complete.

FINDING 4. The application is scheduled for a public hearing on May 17, 2012, within 45 days from May 1.

Section 3.020.050 D. Notice of Hearing. At least 10 days before a scheduled quasi-judicial public hearing, notice of the hearing shall be mailed to the applicant and owners of property within 300 feet of the subject property, and to any affected governmental agency, department, or public district whose boundaries include the subject property.

FINDING 5: Notices were sent on May 7, 2012 to owners within 300 feet and affected governmental agencies, departments, and public districts. The notice solicited comments, and comments were received as indicated above. Criterion met.

Section 3.020.050 E. Decision on Quasi-Judicial Actions. The decision of the hearings body shall be adopted by resolution, signed by the presiding officer, and based upon and accompanied by a brief statement that includes:

1. An explanation of the criteria and standards considered relevant to the decision.
2. A statement of basic facts, relied upon in rendering the decision.
3. Ultimate facts which explain and justify the reason for the decision based on the criteria, standards and basic facts set forth.

FINDING 6: The decision by the Commission shall be adopted by resolution with the appropriate findings. Criterion met.

Section 3.020.040 G. Notice of Decision. Decision notice shall be mailed to the applicant and all parties of record within five working days of the date of the signed resolution. The decision notice shall include the following:

1. The date of decision.
2. A brief description of the action taken.
3. The place where, and time when decision may be reviewed.
4. An explanation of appeal rights and requirements.

FINDING 7: A notice of decision will be mailed within five business days of the date of the signed to the applicant and all participating parties. Criterion met.

Section 3.020.040 H. Effective Date of Decision. A final decision on quasi-judicial actions is effective on the date notice of the decision is mailed to the applicant and parties of record.

FINDING 8: No action is required by this provision. Criterion met.

Section 3.020.050 I. Appeal.

1. Commission decisions on quasi-judicial actions may be appealed to the Council, per the provisions of *Section 3.020.080: Appeal Procedures*, within 10 days of the date notice of decision is mailed to the applicant and all participating parties.

FINDING 9: A notice of decision will be mailed within five business days to the applicant and each party of record. Appeals will be due within 10 days of the date of mailing the notice of decision. Criterion met.

Section 3.030.020 B. Applications. Site Plan Review applications shall be accompanied by at least 15 copies of the site plan.

FINDING 10: The required plans have been submitted. Criterion met.

Section 3.030.020 C. Review. Site Plan Review shall be processed as an administrative action.

FINDING 11: This application has been referred to the Planning Commission as a quasi-judicial action under the provisions of Section 3.020.050 A 1 and A 9, by previous action of the Commission. Criterion met.

Section 3.030.020 H. Traffic System Impacts. For development that are likely to generate more than 400 average daily motor vehicle trips (ADTs), the applicant shall provide a traffic impact study or traffic counts to demonstrate the level of impact of the proposed development on the surrounding street system. The determination of impact or effect, and the scope of the impact study, shall be coordinated with the provider of the affected transportation facility. The developer shall be required to mitigate impacts attributable to the project.

FINDING 12: Even though this facility is not likely to generate more than 400 average daily trips, a traffic study has already been done to satisfy earlier requirements. Criterion met.

Section 3.030.030 A. Required Plans: Site Plan. This section contains a long list of elements required to be included in the site plan.

FINDING 13: The plans as submitted contained sufficient information for this review. Criterion met.

Section 3.030.040 Review Criteria. The following criteria shall be used to approve, approve with conditions, or deny the site plan:

A. City Ordinance Provisions. All the provisions from the applicable City Ordinances have been met or will be met by the proposed development.

FINDING 14: All City Ordinances have been met or will be met once the conditions of approval have been satisfied, as indicated by the findings below. Criterion met conditionally.

Chapter 5 Zone District Regulations

Section 5.100.020 Allowed Uses. D. Government public facilities. J. Public Safety facilities.

FINDING 15: The property is zoned RL with a CFO overlay. This zone allows for a variety of public facilities, including a readiness center. Criterion met.

Section 5.100.030 Review Procedures. Community Facilities shall be reviewed as conditional uses per the provisions of *Section 3.050: Conditional Use Permits.*

FINDING 16: This matter was first heard as a conditional use permit and was approved. As part of the approval, site plan review was required. This application is for the site plan review. Criterion met.

Section 5.100.040 Development Standards

FINDING 17: This section provides a series of development standards. The CFO zone has generally minimum standards since an applicant must obtain a conditional use permit and the Commission has the ability in that process to set conditions of approval. Access will be from the main driveway to the College. The standards for landscaping and parking contained in this section refer to other provisions which will be discussed later in this report. Other than height, this group of development standards is met.

Height is also listed as a development standard. The code states that height is “limited to the requirements of the underlying zone, except that the Commission may exempt certain structures from the height limitations as part of the conditional use review process.” The underlying zone, RL, has a height limitation of 32 feet. However, in its approval of the original College CUP, CUP 136-05, the Commission allowed the height of new buildings to be up to the height of existing buildings. The height of the existing buildings on campus has not yet been determined. It is expected this information will be available at the hearing.

A review of the proposed new building shows a bi-level building, built on a sloping part of the lot. The lower portion is on the same level as the parking area. The main portion is built on the terrace level, approximately 32 feet above the parking level. Due to the topography of the ground and the design of the building, the overall height is just over 76 feet. With an allowance of 10 feet for the slope, the height is just over 66 feet. This height is presumably above the height of the existing buildings on campus. The Commission will have a variety of options. First, the Commission can decide that the building must be reduced to the level of the highest building on campus, as approved in CUP 136-05. Second, the Commission could exercise its authority under the provisions of LUDO Section 5.100.040 and exempt this structure from the height limitation set out in CUP 136-05. Finally, the Commission could interpret the code limitation on height to apply only to the portion of the building built on the terrace level. That portion is just over 44 feet in height and would be within the allowed height. In order to make this determination the Commission would have to conclude that the building was in essence two separate buildings for purposes of height. One building is at the lower level. The other building is on the terrace level. This type of interpretation would treat the lower level as essentially a basement, starting the measurement of the height at the bottom of the terrace level. Criteria undetermined.

Chapter 6 General Regulations

Section 6.010.070. Landscaping. CFO. Subject to underlying zone requirements, unless reduced or expanded by the Commission through the Conditional Use review process.

FINDING 18: The underlying zone is RL. However, in approving CUP 153-09, the Commission required landscaping to meet the standards of the CR zone. That zone has a general landscaping requirement of 15% of the first floor area of all buildings. While it can be argued that as part of the College site, which is all on the same lot as this building, there is more than enough landscaping already existing, staff will consider the area of the Readiness Center as requiring 15% landscaping. The amount of landscaping provided is listed at over 41,000 square feet, for buildings the applicant states has

footprints of a total of 51,812 square feet. This is far more than is required, even within the area to be developed by the Readiness Center. Criterion met.

Chapter 7 Parking Standards

Section 7.020.020 Vehicle Parking-Plan Requirements. A vehicle parking plan, drawn to a scale of 1 inch equals 50 feet (1:50) unless otherwise approved by the Director, shall accompany all development permit applications, except for those for one and two family structures (which are subject to the appropriate requirements of Section 6.060: Driveway and Entrance Standards), and those applications which will not increase or decrease the off-street parking requirement, nor change the parking area configuration, nor increase the total building footprint(s) by 10% or less. The plan shall show those elements necessary to indicate that the requirements of this Ordinance are being met.

FINDING 19: A parking plan has been submitted showing a total of 86 parking spaces, with landscaping. The driveway is off the roundabout for the main parking area. No new access is proposed. A separate parking area of over 41,000 square feet is shown for the military vehicles. The parking plan as submitted includes the necessary information for a review. Criterion met.

Section 7.020.100 Storm Water Pretreatment. All parking areas which are designed to accommodate 25 or more vehicles, or to contain 2 or more levels, or have a minimum of 10,000 square feet of paved surface, shall be required to install an oil/water separator to treat storm water capture before discharging to the storm water system. The design and maintenance agreement for the oil/water separator must be reviewed and approved by the City Engineer prior to any building permits being issued. The maintenance agreement for the oil/water separator must be on file with the Public Work Department of the City of The Dalles. The property owner is required to submit annual maintenance reports to the City.

FINDING 20: The parking area exceeds the minimum required spaces. If the applicant proposes to connect to the public storm water system, an oil/water separator is required. If the applicant is proposing a drainage plan using bio-swales in lieu of connecting to the public storm water system, then the applicant will need to submit engineering information to the City Engineer showing the system is adequate to handle the storm water runoff. In addition, the applicant will need to show that this storm water system will not cause adverse effects on the geo-hazard area. Criterion met conditionally.

Section 7.030.040 Landscaping Requirements

This section contains a variety of requirements for parking lot landscaping, including limitations on the number of spaces in a bay, requirements for trees based on the number of spaces, and provisions for internal circulations.

FINDING 21: The parking plan as submitted meets all the requirements of this section. There are a total of 39 trees proposed in the parking area that will help shield the parking lot and provide the required landscaping. The internal circulation is simple and easy to understand. There are no new entrances to the public road system. Criterion met.

Section 7.040.030 Bicycle Parking Location and Access

A. Location

1. Outdoor bicycle parking must be located within 50 feet of the primary building entrance(s).
3. Bicycle parking racks shall be located to avoid conflict with pedestrian movement and access walkways required by this Ordinance and the State of Oregon Structural Code.

D. Walkway. A pedestrian accessible walk must be provided between bicycle parking and the building entrance.

FINDING 22: Five bicycle parking racks, each providing two spaces, will be provided at the main entrance at the parking level, and an additional four racks, again with spaces for two bikes, will be provided at the west entrance at the level one. Criterion met.

Section 7.060 Minimum and Maximum off-street Parking Requirements.

FINDING 23: Section 7.060 provides a list of uses and minimum and maximum parking ratios for each use. There is no use listed for a readiness center nor for any similar use. The applicant is proposing 86 parking spaces for general use and an additional parking area of 41,865 square feet for military vehicles. It is anticipated that the existing parking for the College can also be used if necessary. The heaviest parking need for the readiness center will be during times when the College requirements are at their lowest, thus facilitating shared usage. Based on the 86 spaces provided, four of which are accessible, the nearby College parking areas, and the large area for military vehicles, the vehicle parking is sufficient. Criterion met.

Section 7.060 Minimum and Maximum off-street Parking Requirements. Bicycle

FINDING 24: The nine racks provide sufficient bicycle parking. Criterion met.

Chapter 10: Improvements Required with Development

FINDING 25: There are no off-site public improvements required with this proposal. Criterion met.

RECOMMENDATION: Staff recommends that Site Plan Review application 408-12 be **APPROVED**, subject to the following conditions:

1. All development shall be in accordance with the Land Use and Development Ordinance 98-1222. The LUDO is on line at www.ci.the-dalles.or.us under Public Documents.
2. A total of 86 automobile parking spaces and nine bicycle racks with a total of 18 bicycle spaces be provided.
3. A photoelectric plan for the parking area, meeting the requirements of LUDO 7030.120, shall be provided at the time of the building permit submission.
4. Applicant shall complete and submit a Wastewater Survey Questionnaire.
5. Landscaping as shown on the submitted plans is sufficient.
6. Storm water must be piped into the public system or otherwise disposed of. Use of a bio-swale in lieu of connection to the public storm system will need engineering to show system will function properly and that no adverse effects to the geo-hazard area will result. Any disposal of storm water will require the approval of the City Engineer.

7. Sanitary sewer connections acceptable to the City Engineer must be shown on building permit plans.
8. City will require a 15 foot easement centered over the relocated water line.
9. The height of the building is approved as shown on the submitted plans.
10. A Physical Constraints Permit is required for over 50 cubic yards of cut and/or fill material. If over 250 cubic yards, engineered plans are required. If over one acre of ground is disturbed, a 1200c permit through DEQ is required. A Physical Constraints Permit application must show both runoff and dust control.
11. The hours of operation for non-military uses of the Readiness Center shall be subject to the following time restrictions: For Sunday through Thursday, such uses shall be ended as of 10:00 PM, and for Friday and Saturday such uses shall be ended as of 11:00 PM.
12. Except as modified by this decision, the conditions of approval for CUP 136-05 and CUP 165-11 remain in effect.

NOTICE OF PUBLIC HEARING DECISION
CUP 136-05
Columbia Gorge Community College

DECISION DATE: January 5, 2005

APPLICANT: Columbia Gorge Community College

REQUEST: To upgrade and improve existing infrastructure, remodel existing buildings, and construct new instructional buildings. A master plan for future development is proposed as well. Property is located at 400 E. Scenic Drive and is further described as 1N 13E 9 tax lot 100. This application is processed as a Conditional Use Permit/Community Facility Overlay.

LOCATION: Property is located at 400 E. Scenic Drive and is further described as 1N 13E 9 tax lot 100.

COMPREHENSIVE PLAN

AND ZONING DESIGNATIONS: Property is zoned "RL" – Residential Low Density
"CFO" – Community Facility Overlay

PROPERTY OWNERS: Columbia Gorge Community College

AUTHORITY: City of The Dalles Land Use and Development Ordinance
98-1222 and the Comprehensive Land Use Plan, June 1994.

DECISION: Based on the findings of fact and conclusions in the staff report of CUP 136-5 and after a hearing in front of the Planning Commission, the request by **Columbia Gorge Community College** is hereby approved with the following conditions:

1. All development must be completed in accordance with Land Use and Development Ordinance 98-1222.
2. Detailed plans for buildings and other site improvements will require site plan review approval.
3. Detailed plans consistent with the master plan can be handled administratively at the staff level.
4. Parking must meet requirements of Chapter 7 of the LUDO. Minimum parking spaces are based on a ratio of 2 parking spaces per 1,000 square feet of floor area, excluding residential facilities.

5. Parking areas must provide Landscaping as regulated by section 7.030.040.
6. Property is in geohazard zone A2. A geohazard report will be required for any new construction.
7. City will need easements for any public utilities located on site.
8. Power lines will have to be relocated. Check with PUD for coordination.
9. Height for buildings shall not be limited to 30 feet but will not exceed the height of existing buildings.
10. Any application for proposed structures or infrastructure east of the two roundabouts will be required to come back to the Planning Commission for public hearing, with the exception of the proposed pump house.

Signed this 6th day of January 2006, by



Richard Gassman, Senior Planner for
Dan Durow, Director
Community Development Department

TIME LIMITS: The period of approval is valid for the time period specified for the particular application type in Ordinance No. 98-1222. 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 the 10th day following the date of the mailing of the Notice of Administrative Decision. The following may file an appeal of administrative decisions:

1. Any party of record to the particular administrative 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 administrative 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. Notice of Appeal forms is also available at The Dalles Community Development Office. The fee to file a Notice of Appeal is \$300.00. **The appeal process is regulated by Section 3.020.080: Appeal Procedures of Ordinance No. 98-1222, The City of The Dalles Land Use and Development Ordinance.**



CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

NOTICE OF PUBLIC HEARING DECISION
CUP 165-11
Oregon Military Department

DECISION DATE: August 18, 2011

APPLICANT: James Willeford, Oregon Military Department

REQUEST: To construct a new armory building with parking for military vehicles and separate parking area for private vehicles along with standard utility infrastructure, to be built on the campus of Columbia Gorge Community College.

LOCATION: 400 East Scenic Drive, property further described as Township 1 North, Range 13 East, Map 9, tax lot 100

PROPERTY OWNER: Columbia Gorge Community College

AUTHORITY: City of The Dalles Land Use and Development Ordinance 98-1222 and the Comprehensive Land Use Plan, May 2011.

DECISION: Based on the findings of fact and conclusions in the staff report of CUP 165-11 and after a hearing in front of the Planning Commission, the request by **the Oregon Military Department, is hereby approved with the following conditions:**

1. All development must be completed in accordance with Land Use and Development Ordinance 98-1222.
2. Detailed plans for buildings and other site improvements will require site plan review approval.
3. Detailed plans consistent with the master plan and this application will be handled as a quasi-judicial hearing through a Site Plan Review application. The Site Plan Review procedures and criteria are located in Section 3.030.
4. Parking must meet requirements of Chapter 7 of the LUDO. Applicant has submitted a concept plan showing 152 parking spaces. Parking requirements in the LUDO are set by type of use. An Armory is not among the listed uses. The applicant has submitted a breakdown of the types of uses. A brief review of existing requirements shows only one use in the LUDO that requires more than 3 spaces per thousand square feet of floor space. The applicant has proposed parking spaces in excess of 3 spaces

per thousand square feet. It is highly likely that the proposed number of 152 spaces will satisfy the LUDO requirements.

5. Parking areas must provide landscaping as regulated by Section 7.030.040.
6. General landscaping for the site must meet the provisions for the CG zone, equal to 20% of the first floor area of all structures.
7. City will need easements for any public utilities located on site.
8. This application supplements and modifies the College's master plan approval under CUP 136-05.
9. The hours of operation for non-military uses of the Armory/Readiness Center, shall be subject to the following time restrictions: For Sunday through Thursday, such uses shall be ended as of 10:00 PM, and for Friday and Saturday, such uses shall be ended as of 11:00 PM.

Signed this 19th day of August 2011, by



Daniel C. Durow, Director
Community Development Department

TIME LIMITS: The period of approval is valid for the time period specified for the particular application type in Ordinance No. 98-1222. 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 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:

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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.

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SITE PLAN REVIEW 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 5/1/2012
File# SPR 407-12
Date Deemed Complete 5/1/2012
Hearing Date 5/17/2012
Approval Date _____
Permit Log # _____
Other Cross Reference# _____

APPLICANT

Name Bob Thompson, TVA Architects, Inc.

Address 920 SW Sixth Avenue
Portland, OR 97204

Telephone # 503.220.0668

Email address: bobt@tvaarchitects.com

LEGAL OWNER (If Different than Applicant)

Name Dennis Herring, Sr. Project Manager
Oregon Military Department, AGI-MILCON

Address 1776 Militia Way SE
Salem, OR 97309

Telephone # 1-503-302-6353

PROPERTY INFORMATION

Address 400 East Scenic Drive, The Dalles, Oregon, further described as Township 1 North, Range 13 East

Map and Tax Lot Map 9, Lot 100 1N13E 9100

Size of Development Site 322,827 SF / 7.41 Acres

Zone District/Overlay Low-Density Residential with Community Facility Overlay Zone In City Limits: Yes No

Comprehensive Plan Designation R-L / CFO Geohazard Zone: Property is outside geo-hazard zone

PROJECT INFORMATION

New Construction Expansion/Alteration Change of Use Amend Approved Plan

Current Use of Property Columbia Gorge Community College, undeveloped

Proposed Use of Property New Oregon Army National Guard Readiness Center and Columbia Gorge Community College Workforce Training Facility

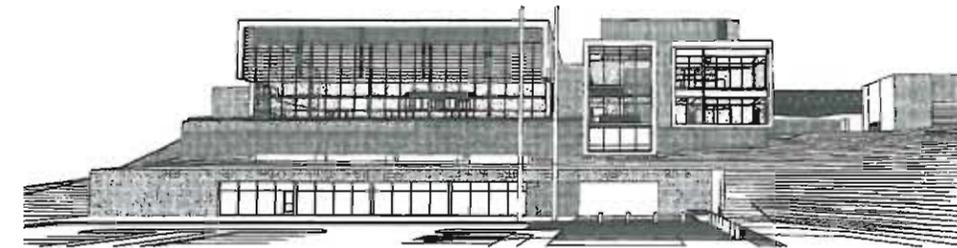
OREGON MILITARY DEPARTMENT READINESS CENTER



THE DALLES, OREGON

MAY 1, 2012

SITE PLAN REVIEW



VICINITY MAP:



PROJECT TEAM:

OWNER:
OREGON MILITARY DEPARTMENT
1776 MILITIA WAY SE
PO BOX 14350
SALEM, OR 97309

ARCHITECT
TVA ARCHITECTS, INC.
920 SW 6TH AVENUE
SUITE 1500
PORTLAND, OR 97204
CONTACT:
BOB THOMPSON, MANAGING PRINCIPAL
PAM SAFTLER, PROJECT MANAGER
503.220.0668

GENERAL CONTRACTOR:
HOFFMAN CONSTRUCTION
805 SW BROADWAY, SUITE 2100
PORTLAND, OR 97205
CONTACT: GERRY HEIN
503.221.8879

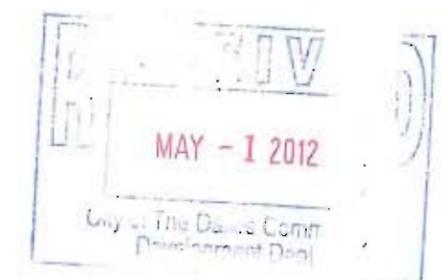
LEED CONSULTANT:
GREEN BUILDING SERVICES
421 SW 8TH AVENUE, SUITE 200
PORTLAND, OR 97204
CONTACT:
RICHARD MANNING
503.467.4720

LANDSCAPE:
WALKER MACY
111 SW OAK STREET, SUITE 200
PORTLAND, OR 97204
CONTACT: JARVIS PAYNE
503.228.3122

STRUCTURAL / CIVIL ENGINEER:
KPFF CONSULTING ENGINEERS
111 SW FIFTH AVENUE
PORTLAND, OR 97204
CONTACT:
ANNE MONNIER, MANAGING PRINCIPAL
NICK SAARI, STRUCTURAL PM
RYAN MILKOWSKI, CIVIL PM
503.227.3251

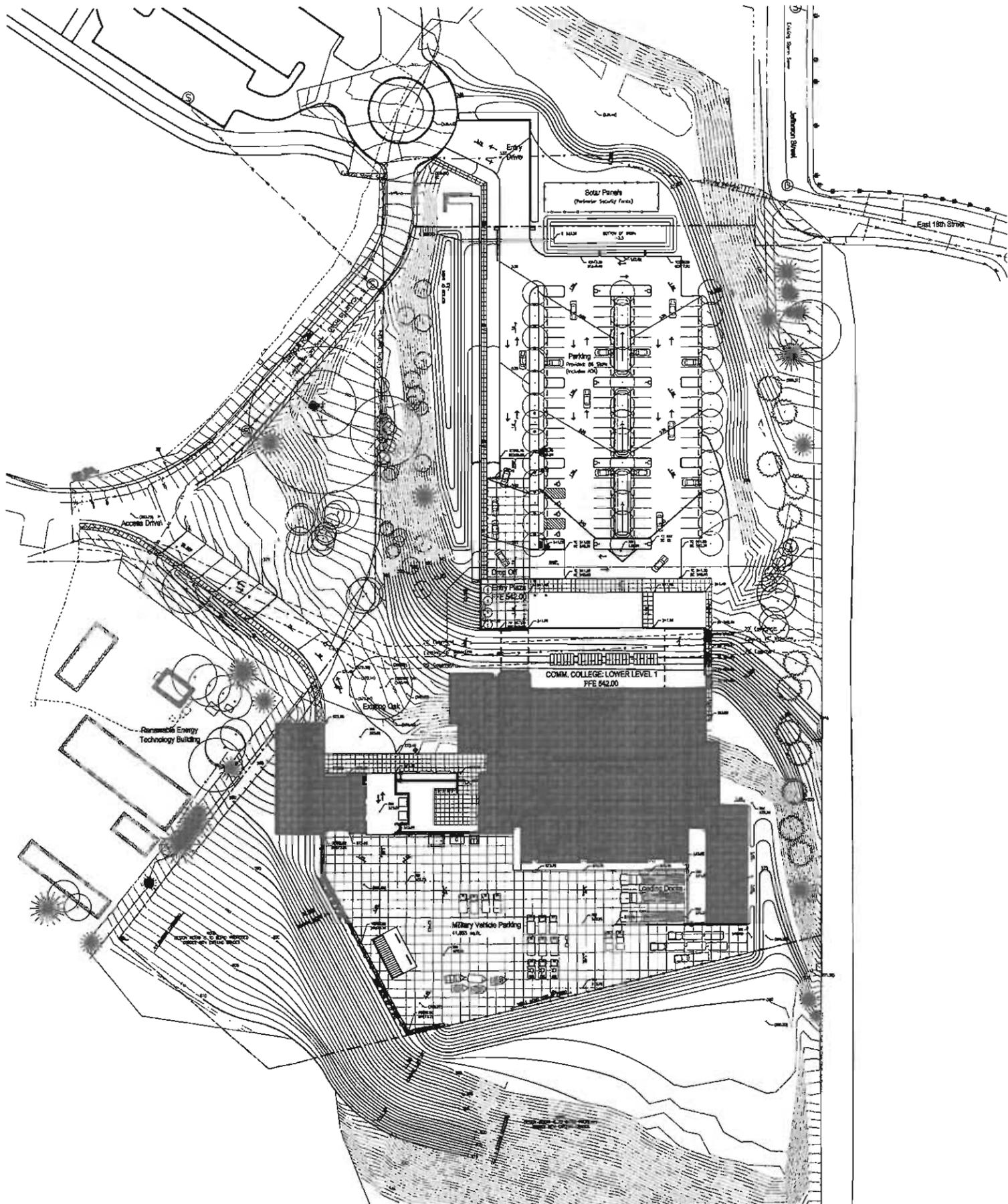
DRAWING INDEX:

A000 COVER SHEET
L100 LANDSCAPE MATERIALS AND LAYOUT PLAN
L200 LANDSCAPE GRADING AND DRAINAGE PLAN
L300 LANDSCAPE PLANTING PLAN
A401 EXTERIOR ELEVATIONS
A402 EXTERIOR ELEVATIONS
A403 EXTERIOR ELEVATIONS





tva architects inc.
 630 so sixth avenue
 suite 1800
 portland, oregon 97204
 phone 503 270 0288
 www.tvaarchitects.com



- LEGEND**
- margin line
 - center line
 - proposed center
 - center line location
 - proposed post location
 - center line location of
 - or sign
- CONSTRUCTION**
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OMD Readiness Center
 The Dalles, Oregon

Revisions:

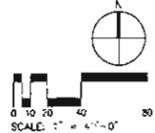
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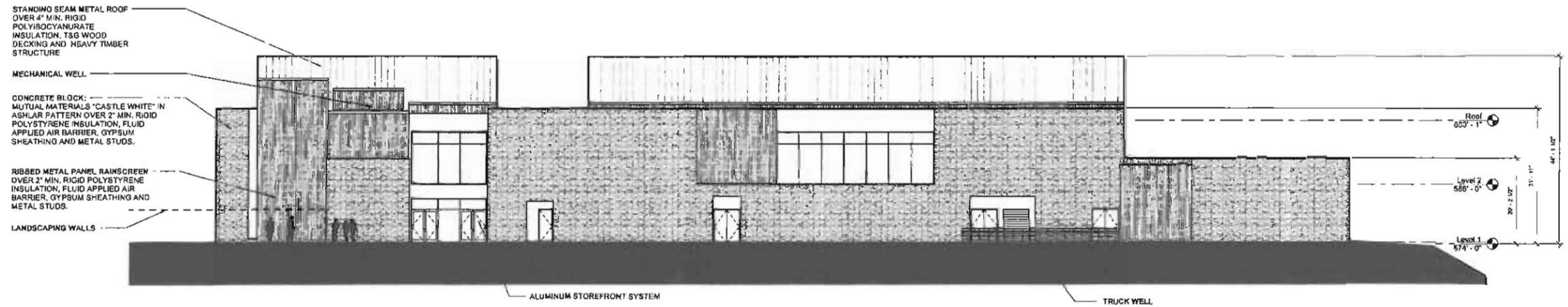
SITE PLAN
 REVIEW
 LANDSCAPE
 GRADING
 &
 DRAINAGE PLAN

Project # 12108

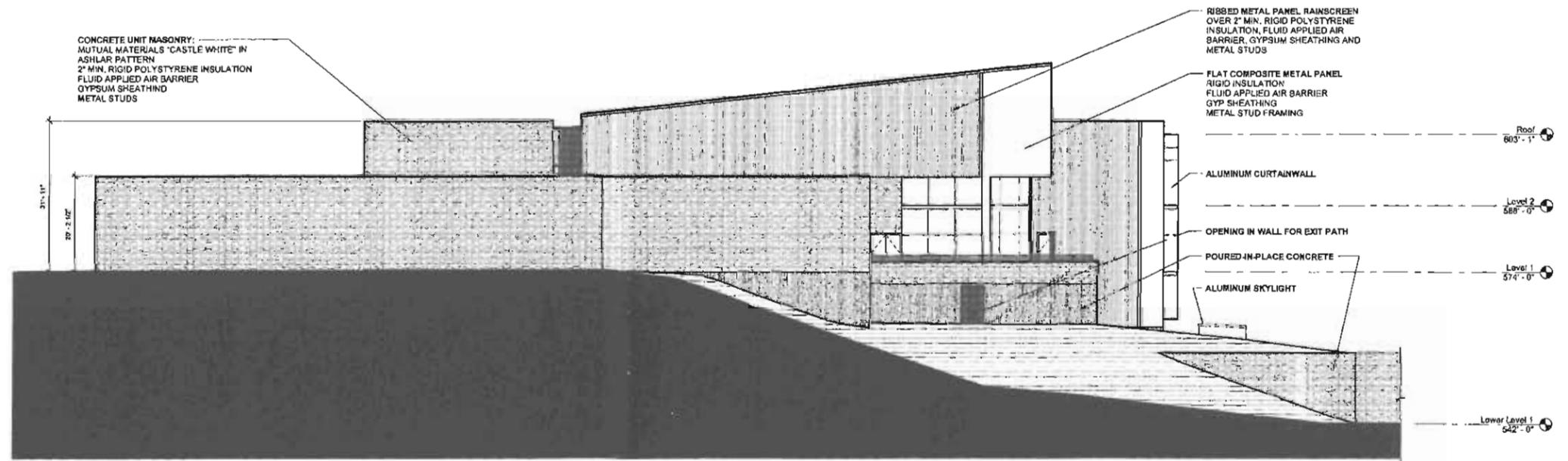
L200

Date 08.1.2012





1 EXTERIOR ELEVATION - SOUTH
 3/32" = 1'-0"



2 EXTERIOR ELEVATION - EAST
 3/32" = 1'-0"

OMD Readiness Center
 The Dalles, Oregon

Revisions:
 No. Date Description

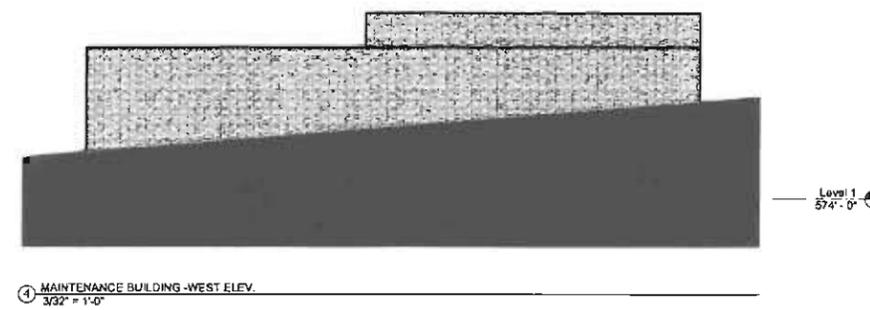
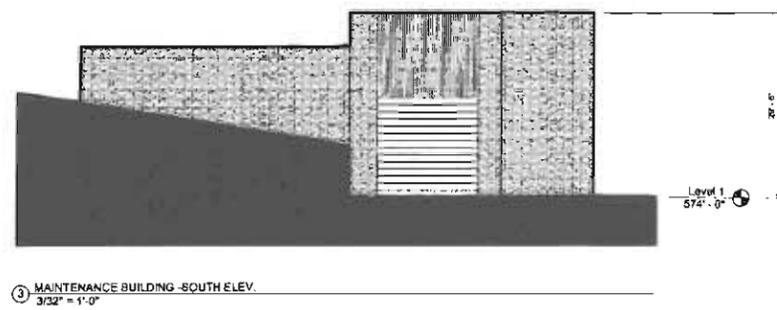
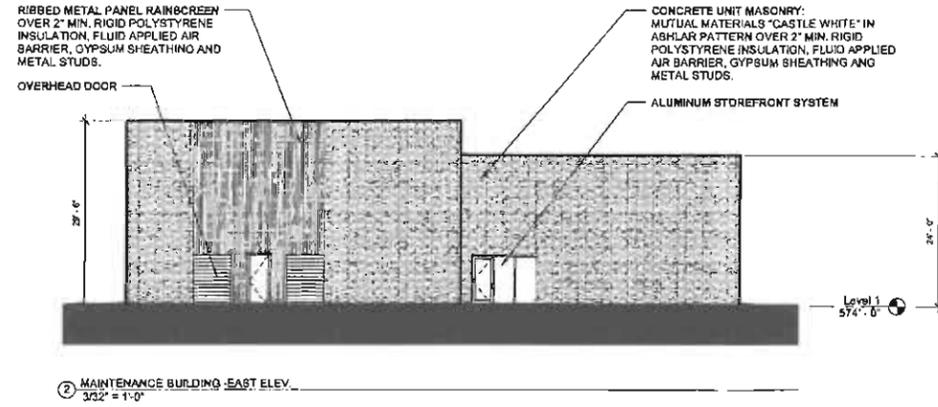
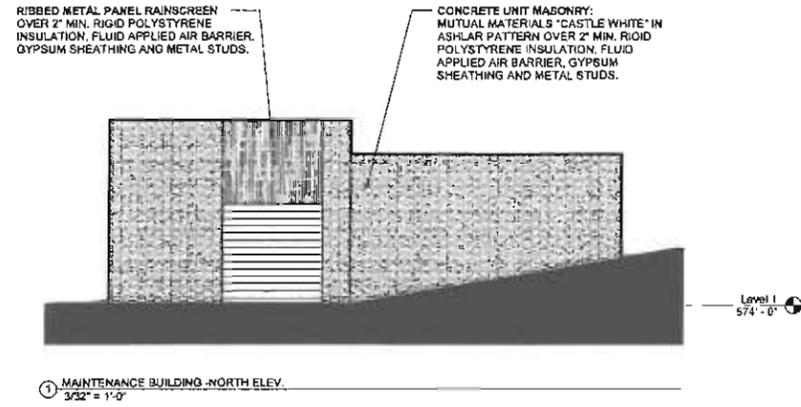
SITE PLAN
 REVIEW

EXTERIOR
 ELEVATIONS

Project # 12108

A402

Date: 05.04.2010



RESOLUTION NO. P.C. 522-12

Adopting Site Plan Review Application #408-12 of Bob Thompson, TVA Architects to gain approval to construct a new Oregon Army National Guard Readiness Center and Columbia Gorge Community College Workforce Training Facility. Property is located at 400 E. Scenic Drive, The Dalles, Oregon, and is further described as 1N 13E 9 Tax Lot 100. Property is zoned "RL/CFO"- Residential Low Density/Community Facilities Overlay Districts.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on May 17, 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 Site Plan Review #408-12 and the minutes of the May 17, 2012 Planning Commission meeting, upon approval, provides 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. SPR #408-12 is hereby approved with the following conditions of approval:
 1. All development shall be in accordance with the Land Use and Development Ordinance 98-1222. The LUDO is on line at www.ci.the-dalles.or.us under Public Documents.
 2. A total of 86 automobile parking spaces and nine bicycle racks with a total of 18 bicycle spaces be provided.
 3. A photoelectric plan for the parking area, meeting the requirements of LUDO 7030.120, shall be provided at the time of the building permit submission.
 4. Applicant shall complete and submit a Wastewater Survey Questionnaire.
 5. Landscaping as shown on the submitted plans is sufficient.
 6. Storm water must be piped into the public system or otherwise disposed of. Use of a bio-swale in lieu of connection to the public storm system will need engineering to show system will function properly and that no adverse effects to the geo-hazard area will result. Any disposal of storm water will require the approval of the City Engineer.
 7. Sanitary sewer connections acceptable to the City Engineer must be shown on building permit plans.
 8. City will require a 15 foot easement centered over the relocated water line.
 9. The height of the building is approved as shown on the submitted plans.
 10. A Physical Constraints Permit is required for over 50 cubic yards of cut and/or fill material. If over 250 cubic yards, engineered plans are required. If over one acre of ground is disturbed, a 1200c permit through DEQ is required. A Physical Constraints Permit application must show both runoff and dust control.
 11. The hours of operation for non-military uses of the Readiness Center shall be subject to the following time restrictions: For Sunday through Thursday, such uses shall be ended as of 10:00 PM, and for Friday and Saturday such uses shall be ended as of 11:00 PM.
 12. Except as modified by this decision, the conditions of approval for CUP 136-05 and CUP 165-11 remain in effect.

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 17th DAY OF MAY, 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 17th day of May, 2012.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST: _____

Daniel C. Durow, Community Development Director
City of The Dalles