



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, JANUARY 21, 2016

6:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES – December 3, 2015
- V. PUBLIC COMMENT (Items not on the Agenda)
- VI. LEGISLATIVE HEARING

Application Number: ZOA 91-15; City of The Dalles; Request: This application is a request to amend the City’s Land Use and Development Ordinance 98-1222 pertaining to Recreational Vehicle Parks.

- VII. QUASI-JUDICIAL HEARING

Application Number: CUP 179-15; Mid-Columbia Medical Center; Request: To construct a new 4-story, 36 bed Medical/Surgical Inpatient Tower addition and declassify the existing 49 inpatient licensed beds to non-institutional. The 4-story addition will be approximately 113,038 square feet. The plans also include interior renovations to approximately 92,520 square feet of the existing 111,558 square foot facility. With the addition, the total square footage of the medical facility will be approximately 224,596 square feet. The property is located at 1700 East 19th Street and is further described as tax lots 1N 13E 11BC 100, 1N 13E 11BA 5200, and 1N 13E 11 600. The lots are zoned “RL” – Residential Low Density with an “NC” – Neighborhood Center overlay and “CFO” – Community Facility overlay.

- VIII. STAFF COMMENTS
- IX. FUTURE MEETING – February 4, 2016
- X. COMMISSIONER COMMENTS/QUESTIONS
- XI. ADJOURNMENT

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, December 3, 2015

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room

6:00 PM

CALL TO ORDER:

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

COMMISSION MEMBERS PRESENT:

Bruce Lavier, Dennis Whitehouse, Sherry DuFault, Chris Zukin, Mark Poppoff, John Nelson

COMMISSION MEMBERS ABSENT:

Jeff Stiles

STAFF MEMBERS PRESENT:

Director Richard Gassman, Planning Secretary Baltazar Gamez

APPROVAL OF AGENDA:

It was moved by Nelson and seconded by Poppoff to approve the agenda as submitted. The motion carried unanimously; Stiles absent.

APPROVAL OF MINUTES:

It was moved by Dufault and seconded by John Nelson to approve the September 3, 2015 minutes as submitted. The motion carried unanimously; Stiles absent.

PUBLIC COMMENTS:

There were no public comments.

DISCUSSION 2015:

Director Gassman told the commission that the goal is to find those areas where we need to develop some language for a public hearing. He told the commission we needed to prepare the language to send it to LCDC and start the 35-day notice in order to have a hearing where we take evidence.

Director Gassman reminded the commission that we could not modify the state rules but we could change where we allow RV Parks. Gassman mentioned where they are allowed outright and where they are allowed with a conditional use permit. He recommended they be allowed outright in all commercial zones and allowed with a conditional use permit in neighborhood center zones, high density and medium density residential zones. The RV parks would not be allowed in low density zones. Gassman asked the commission for any comments. None were presented. Gassman then

discussed where within each zone you could put an RV Park. Director Gassman then discussed the possibility of modifying the restrictions in regards to arterial street access requirements.

Nelson asked if there were any narrow streets in our general commercial districts. Gassman mentioned most would be wide enough to handle traffic and that there weren't any that came to mind.

DuFault mentioned that in a commercial zone, no neighborhood traffic would be blocked so it might be less problematic.

Zukin stated that at this stage he would like to not restrict too much and instead put some standards in since it would be a conditional use permit in the residential zones so a property with a short or narrow street may work.

Lavier stated that people should know that one of the criteria would be access for the conditional use.

Director Gassman stated that he could provide language for a few different options for different circumstances regarding access.

Gassman then discussed the matter of current minimum size regulation and asked whether we should even have a minimum size. Whitehouse stated he doesn't think we should set a size and we should leave it up to the market. Nelson thinks the market would correct itself.

Gassman presented the commission with the issue of length of stay. He stated that the two groups the RV Parks would serve are the tourists/event attendees and contractors that are here for an extended stay. Nelson stated that another concern is the possibility of the RV Park becoming a mobile home park and that he thinks there needs to be some sort of length of stay restrictions, possibly having only a few spaces in the RV Park for longer stays. Whitehouse stated that where he was looking at before, they left it up to the park manager to designate length of stay. Gassman asked the commission that if some of the spaces could be for longer stays, what time frame they would be looking to set. DuFault asked if it could just be stated that as part of the process they would need to have a plan that's approved.

Nelson mentioned he agreed with DuFault's idea of having the owner take up the responsibility of coming up with the plan of length of stay. Gassman suggested we could simply say they had to provide for both short-term and long-term and that he would provide some language to have the park operator to come up with the plan including short and long term stay.

Gassman then discussed parking and what the current restrictions are. He reminded the commission that the fewer requirements that are imposed, the easier it is to get the park going and make it viable. If you do things like limiting the parking then burden is put on the neighbors because there will be parking on the streets. Whitehouse would like to see adequate parking as part of the plan for each individual RV Park.

Gassman recommended we pull items in our codes regarding general facilities as they are identical or very similar to the state and make reference to the state rules.

The last item presented to the commission by staff was that the code currently states that even those allowed outright allowed go through a conditional use process. Gassman proposed to keep that provision. The conditional use process would include criteria regarding maintenance, landscaping, and

screening. The operator would be providing a plot plan that would include site conditions and an operational plan that would explain the parking, length of stay and other operational issues.

Nelson asked if it was typical to have a manager onsite. Gassman thought that the bigger parks probably had an onsite manager but the smaller parks might be different because you would likely have to pay someone. Whitehouse did not think it should be required. Gassman suggested that it be part of their operational plan whether they would have an onsite manager or not. There were no further comments so Director Gassman stated he would write up language to get the notice sent out so we could have legislative hearing on January 21, 2016.

STAFF COMMENTS

Gassman told the commission that there would be a project presented to them sometime in January possibly. Lavier would like to see reference to the next meeting along with staff comments.

COMMISSIONER COMMENTS/QUESTIONS

Whitehouse mentioned he read on yahoo that The Dalles was listed as the #8 place to retire in Oregon.

NEXT MEETING:

Gassman reported that the next scheduled meeting is Thursday, January 21, 2016.

ADJOURNMENT:

Chair Lavier adjourned the meeting at 7:04 PM.

Respectfully submitted by Planning Secretary Baltazar Gamez.

Bruce Lavier, Chairman

**City of The Dalles
Staff Report**

Recreational Vehicle Parks

Public Hearing

Prepared by: Richard Gassman, Planning Director
Procedure Type: Legislative
Hearing Date: January 21, 2016
Issue: To consider proposals to change the LUDO chapter on
Recreational Vehicle Parks

BACKGROUND INFORMATION

The City does not have a Recreational Vehicle Park (RVP). For some time the City has been seeking ways to encourage private property owners to establish one or more parks. Recently, two different property owners have made inquiries about constructing an RVP, but their zone does not allow them. Staff has proposed potential changes to the LUDO regulations on RVP, located in chapter 12. The Planning Commission has held two work sessions to discuss possible changes and has given staff suggestions on areas they want to consider changing.

PROCEDURE

This is a legislative type hearing. The Planning Commission's role is to hold a public hearing, review the proposals and make a recommendation to the City Council. The Council will also hold a public hearing, and any recommendations adopted by the Council would be formalized in an ordinance and become part of the LUDO.

NOTIFICATION

These proposed code changes require a 35 day notice to the Department of Land Conservation and Development. That notice was sent on December 14, 2015, more than

35 days before this hearing. A notice was also published in The Dalles Chronicle on January 10, 2016.

COMMENTS

As of the date of the preparation of this report, no comments have been received from the public for this hearing.

DISCUSSION

The proposed changes are attached. The Commission should review each proposed change, and decide whether to recommend the change to the City Council. Each change can be recommended alone or in association with other changes. The Commission may also recommend other changes. The exception is Section 12.020 F where the Commission will need to decide whether to keep the current language in Option A, or choose either Option B or Option C, both of which are new. Of course the Commission could also pick some other option.

RECOMMENDATION

Hold a public hearing to receive testimony. At the end of the public hearing, the Commission may approve, modify, or delete the proposed changes as they deem appropriate. Only the recommended changes will be forwarded to the City Council unless the Commission directs staff otherwise.

The *italics* signify existing code language, ~~lined-out~~ signifies a proposed deletion, and **bold** signifies proposed new language.

The following is proposed language for amendments to the City's Land Use and Development Ordinance on RV Parks. Language in **bold** is new language, words with an ~~overstrike~~ are proposed to be deleted or changed, words in *italics* are current code language.

Chapter 12

RECREATIONAL VEHICLE PARKS

12.010 Purpose

The provisions in this Chapter are intended to ensure a safe and healthful living environment in Recreational Vehicle Parks (RVP), to protect the general public health, safety and welfare, and to describe the requirements for ~~Recreational Vehicle Park~~ RVP development.

12.020 Zoning

RVP are allowed outright in the CG, CR, and CLI zones. RVP are allowed conditionally in the I, NC, RH, and RM zones.

12.0230 Development Standards

- A. Laws and Regulations. *All the requirements of federal, state, and local laws and regulations shall be met. Refer to Oregon Revised Statutes Section 455.680 and Oregon Administrative Rules chapter 918, division 650 for State requirements.*
- B. Hazards to Property and Occupants. *The condition of soil, groundwater level, drainage, and topography shall not create hazards to the property or the health and safety of occupants. Park sites shall not be located in areas exposed to objectionable smoke, noise, odors, or other adverse influences. No portion of any park subject to unpredictable or sudden flooding, subsidence, or erosion shall be used for any purposes which would expose persons or property to hazards.*
- C. Area Requirements.
 - 1. ~~Park Size.~~ *RV Parks shall be a minimum of one acre and a maximum of 15 acres in size.*
 - 2. ~~Space Area.~~ *The minimum size for each space shall be 700 square feet and shall not include any common areas, roadways, general use structures, walkways, parking areas for vehicles other than RVs, or landscape areas.*

D. Setbacks. Setbacks shall be the same as the setbacks required by the zone district.

- ~~1. There shall be an average 10 foot setback between the park and any public streets, but in no case shall the setback be less than 5 feet.~~
- ~~2. Side and rear setbacks shall be the same as, or greater, than the setbacks required by the zone district of abutting properties, but in no case shall the setback be less than 5 feet.~~

E. Street Widths. Park streets shall have a minimum 10 foot wide paved surface for one way travel, and a minimum 20 foot wide paved surface for two way travel. Where on street parking will be allowed, add 8 feet of pavement width for each side of street where parking is proposed. Streets shall be paved with asphalt, concrete, or similar impervious surface and designed to permit easy access to each RV space.

F. Access in Residential Zones

1. Option A. *Access to an RVP shall be from an arterial or collector street.*
2. **Option B. Access to an RVP shall be from an arterial or collector street, or from a street with at least 32 feet of pavement width.**
3. **Option C. Access to an RV Park shall be from a street with sufficient width and ease of access to allow any RV to enter and exit without causing undue traffic problems.**
4. *Park access connections to public streets shall meet the requirements of Section 6.050: Access Management.*
5. **For RV Parks of 10 or more spaces, at least 2 vehicular exits shall be provided in every park. Each exit shall be no closer than 75 feet (edge to edge) from any other exit.**

G. Screening. Except for the access roadway into the park, the park shall be screened on all sides abutting rights-of-way or neighboring properties per the provisions of Section 11.060: Park Perimeter Screening.

H. Certificate of Sanitation. Evidence shall be provided prior to development approval that the park will be eligible for a certificate of sanitation as required by Oregon State law.

I. Surfacing. All spaces for RVs shall be covered with crushed gravel or paved with asphalt, concrete or similar material and be designed to provide for the control of runoff or surface water. The part of the space which is not occupied by the RV, not intended as an accessway to the RV or part of an outdoor patio, need not be paved or covered with gravel

provided the area is landscaped or otherwise treated to prevent dust or mud.

- J. ~~Water, Sewer, and Electrical Service. All RV parks shall be provided with adequate stations throughout the park providing for piped potable water filling and sewage disposal.~~
- K. ~~Trash Receptacles. Trash receptacles for the disposal of solid waste material shall be provided in convenient locations throughout the park for the use for guests. The number and capacity of trash receptacles shall be sufficient to insure there is no uncovered accumulation of trash at any time in the park.~~
- L. ~~Non-Recreational Vehicle Parking Requirement. In addition to the number of parking spaces required for park administration, there shall be a minimum of .15 and a maximum of 1 parking spaces per RV space. Parking areas shall meet all of the requirements of Section 7.030: General Design Standards for surface Parking Lots.~~
- M. ~~Toilets, Lavatories, and Showers. The park shall provide toilets, lavatories, and showers for each gender. For every 15 RV spaces, or fraction thereof) there shall be 1 toilet, 1 urinal, 1 lavatory, and 1 shower for men, and 2 toilets, 1 lavatory, and 1 shower for women. The toilets and the showers shall afford privacy and the showers shall be provided with private dressing areas. Facilities for each gender shall be separated by a soundproof wall.~~
- N. ~~Utility Area. The park shall provide at least 1 utility building or room containing 1 clothes washing machine and 1 clothes drying machine for every 15 RV spaces.~~
- O. ~~Standards for Buildings. The building spaces required by Subsections (M) and (N) above shall be lighted at all times of day and night, shall be ventilated, shall be provided with heating and cooling facilities, shall have floors of waterproof material, shall have sanitary ceiling, floor and wall surfaces, and shall be provided with floor drains adequate to permit easy cleaning.~~

12.0340 Landscaping

All areas not occupied by buildings, streets, and RV spaces shall be landscaped per the provisions of Section 6.010: Landscaping. A landscape plan is required prior to the City signing a building permit application.

12.0450 Park Maintenance and Storage

Each RV Park shall at all times keep a neat appearance. Except for the allowed vehicles, there shall be no outside storage of materials or equipment belonging to the park or to any of the guests.

12.0560 Length of Stay

~~No recreational vehicle shall remain in the park for more than 30 days in any 60 day period. Exceptions shall include one space of unlimited duration for a park manager, and up to one third of the spaces for stays up to 6 months. Spaces for extended stays shall be marked as such.~~ **The operational plan for the RVP required in LUDO Section 12.080 shall include provisions for both short term stay (up to 30 days) and long term stay (up to one year). Spaces shall be identified for each kind of stay. Stays longer than one year may be approved by the Planning Commission. Except for a park manager, no space may be used for permanent residency.**

12.0670 Review Process

Recreational Vehicle Parks shall be reviewed as conditional uses per the provisions Section 3.050: Conditional Use Permits.

12.080 Review Criteria

RVP Development proposals shall include two parts. First, a site plan showing all aspects of the park layout including access, roadways, number of spaces, space design, buildings, and other required features. A second site plan may be required by the Planning Commission showing features required in the conditional use permit process. Second, a written operational plan in narrative form explaining such operational aspects as park hours, landscaping and irrigation, lighting, utility connections, roadways, access to public streets, emergency contact phone numbers, and other requirements as set by the Planning Commission.

RESOLUTION NO. P.C. 547-16

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF VARIOUS AMENDMENTS TO THE LAND USE AND DEVELOPMENT CODE, ORDINANCE 98-1222, AS AMENDED.

WHEREAS, an application was submitted for Zoning Ordinance Amendment #91-15 proposing various amendments to the City's Land Use and Development Ordinance; and

WHEREAS, the City Planning Commission conducted a public hearing on January 21, 2016 to take public testimony on the proposed Zoning Ordinance Amendment #91-15; and

WHEREAS, the Planning Commission has considered the public testimony and reviewed the proposed legislative amendments set forth in Zoning Ordinance Amendment #91-16, and based upon the proposed findings of fact and conclusions of law in the staff report and testimony presented during the hearing, the Planning Commission voted to recommend the legislative amendments be forwarded to the City Council for their review and adoption;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission recommends that the proposed Zoning Ordinance Amendments #91-16 be approved and forwarded to the City Council for its review and adoption.

Section 2. This Resolution shall be effective upon its passage and approval. The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution to the Applicant.

APPROVED AND ADOPTED THIS 21st DAY OF JANUARY, 2016

Bruce Lavier, Chairman
Planning Commission

I, Richard Gassman, Planning Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Planning Commission, held on

the 21st day of January 21, 2016.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST: _____

Richard Gassman, Planning Director
City of The Dalles

CONFIDENTIAL

CONDITIONAL USE PERMIT 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 12/7/15
File# CUP 179-15
Date Deemed Complete 1/08/2016
Hearing Date 1/28/2016
Approval Date _____
Permit Log # _____
Other Cross Reference# _____

APPLICANT

Name: **Mid-Columbia Medical Center**
Address: **1700 East 19th Street,
The Dalles, OR 97058**
Telephone #: **541-296-7259 (Joe Abbas)**
E-mail address: joea@mcmc.net

LEGAL OWNER (If Different than Applicant)

Name _____
Address _____
Telephone # _____

PROPERTY INFORMATION

Address: **1700 East 19th Street, The Dalles, OR 97058**

Map and Tax Lot:
Tax Lot 100 (1N-13-11BC) - 12.30 acres
Tax Lot 600 (1N-13-11) - 23.83 acres
Tax Lot 5200 (1N-13-11BA) - 1.80 acres

Size of Development Site _____

Zone District/Overlay RL/CFO/NC In City Limits: Yes No _____

Comprehensive Plan Designation RL Geohazard Zone: East Inactive Landslide

PROJECT INFORMATION

New Construction Expansion/Alteration Change of Use Amend Approved Plan

Current Use of Property: **Hospital/Medical Services**

Proposed Use of Property: **Same - Hospital/Medical Services**

PROPOSED BUILDING(S) FOOTPRINT SIZE (in square feet):

Existing Hospital Footprint = Approx. 47,103 SF.
Proposed Addition Footprint = Approx. 24,820 s.f.

PARKING INFORMATION

Total Number of Spaces Proposed: **There are approximately 348 Existing Parking Spaces. Approximately 366 Total Parking Spaces are proposed and 434 Total Parking Spaces if 68 future spaces are added.**

Square Footage of Parking Lot Landscaping Proposed: **TBD after completion of Schematic Design (SD) Phase April 2016**

LANDSCAPING INFORMATION

Total Square Footage Landscaping Proposed: **TBD after completion of SD Phase April 2016**
Percent of Landscaping Irrigated: **TBD after completion of SD Phase April 2016**

ECONOMIC DEVELOPMENT INFORMATION

Proposed Project is located in the Enterprise Zone

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

MA FTE jobs are expected to be created by the proposed project.

Signature of Applicant

Signature of Property Owner* or Owners Agent

On File/Email

Date

Date

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

NOTE: This application must be accompanied by the information required in Section 3.050: Conditional Use Permits, contained in Ordinance No. 98-1222, The City of The Dalles Land Use and Development Ordinance.

PLANS REQUIRED:

At least 12 copies of concept site plan.

At least one 11 x 17 concept site plan.

2 copies detailed landscape plans

2 full size copies construction detail plans

Briefly Explain the Project:

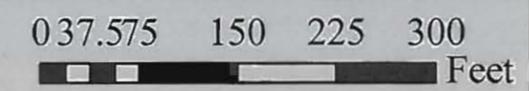
- A. Construct a new 4-Story 36 Bed Med/Surg Inpatient Tower addition and declassify existing 49 Inpatient licensed Beds to Non-Institutional. Existing Inpatient Bed areas to be renovated as Outpatient and Administrative Services. Existing General Storage is to relocate into the new Inpatient Bed Tower. New Bed Tower to be designed to:
 - 1. have capacity to add 12 Inpatient Beds in the future.
 - 2. co-locate units to share support for efficiency.
 - 3. have swing beds between compatible units**
- B. Expand Cafeteria seating in existing space.**
- C. Expand Environmental Services in existing space.**
- D. Renovate/Expand Emergency Department within Existing Building,(10 treatment/4 CDU)**
- E. Renovate/Update Clinical Lab, Cardiopulmonary, Nutritional Services, Laundry/Linen and Eng/FM/Biomed.**
- F. Relocate Pathology to the Celilo Oncology Building.**
- G. There are approximately 348 Existing Parking Spaces. Approximately 32 will be displaced by the Addition and 50 are proposed to be added for new total of 366 Parking Spaces. The proposed future Parking expansion would bring the Total to 434 Parking Spaces.**
- H. The Tentative Schedule is to complete the Construction Documents (CDs) November 2016 and start Construction April 2017. Construction Completion is anticipated to be sometime between December 2018 to March 2019. Turner Construction Company has been selected to be the Construction Manager as Adviser and HFR Architects & Engineers has been selected as the Architect/Engineers.**



Legend

▭ Parcels

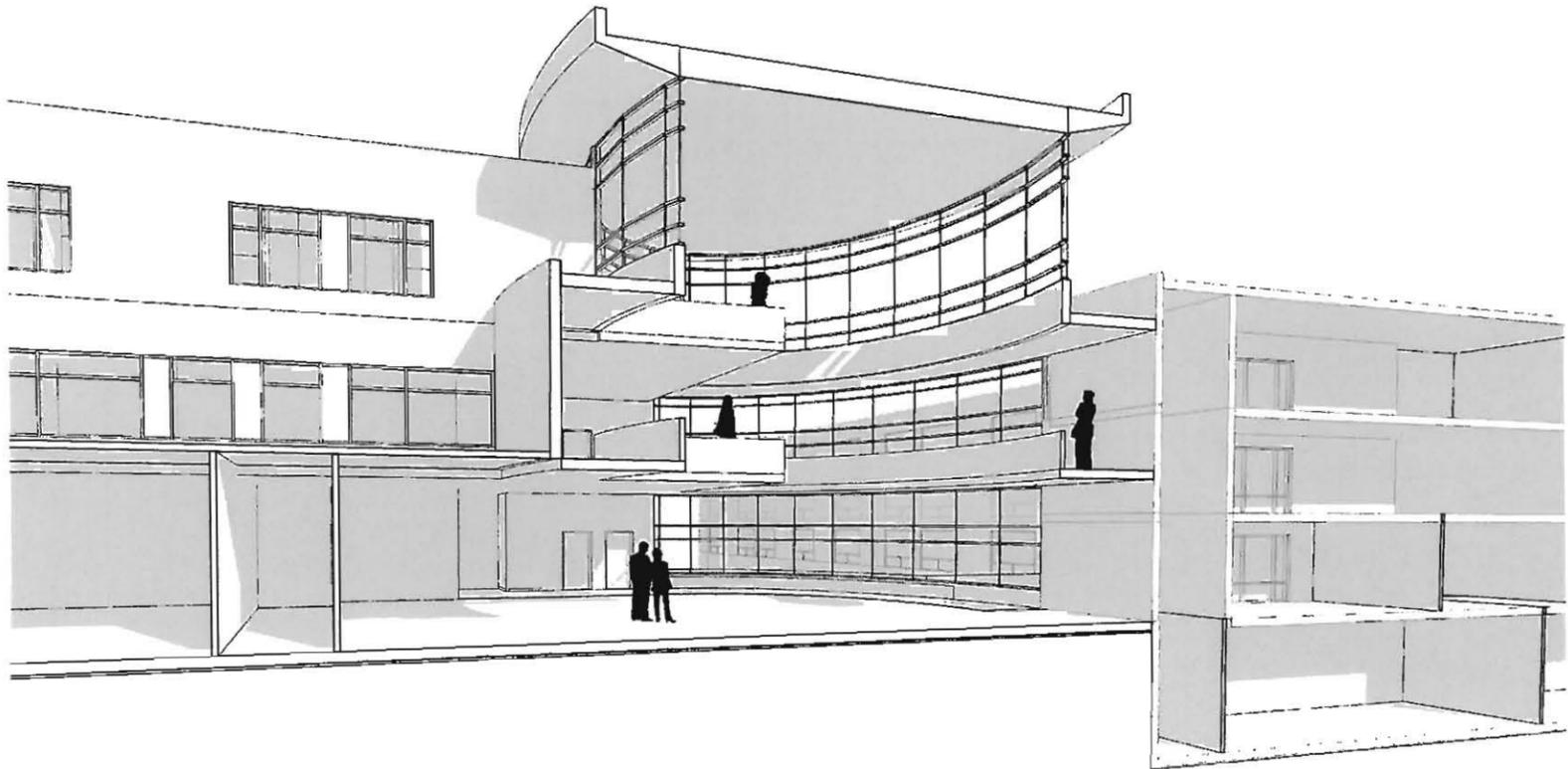
Mid-Columbia Medical Center
CUP 179-15 - Expansion



January 21, 2016 ~ DMH



View of Main Entry



Section Through Atrium

Jan. 6, 2015



Aerial View from East

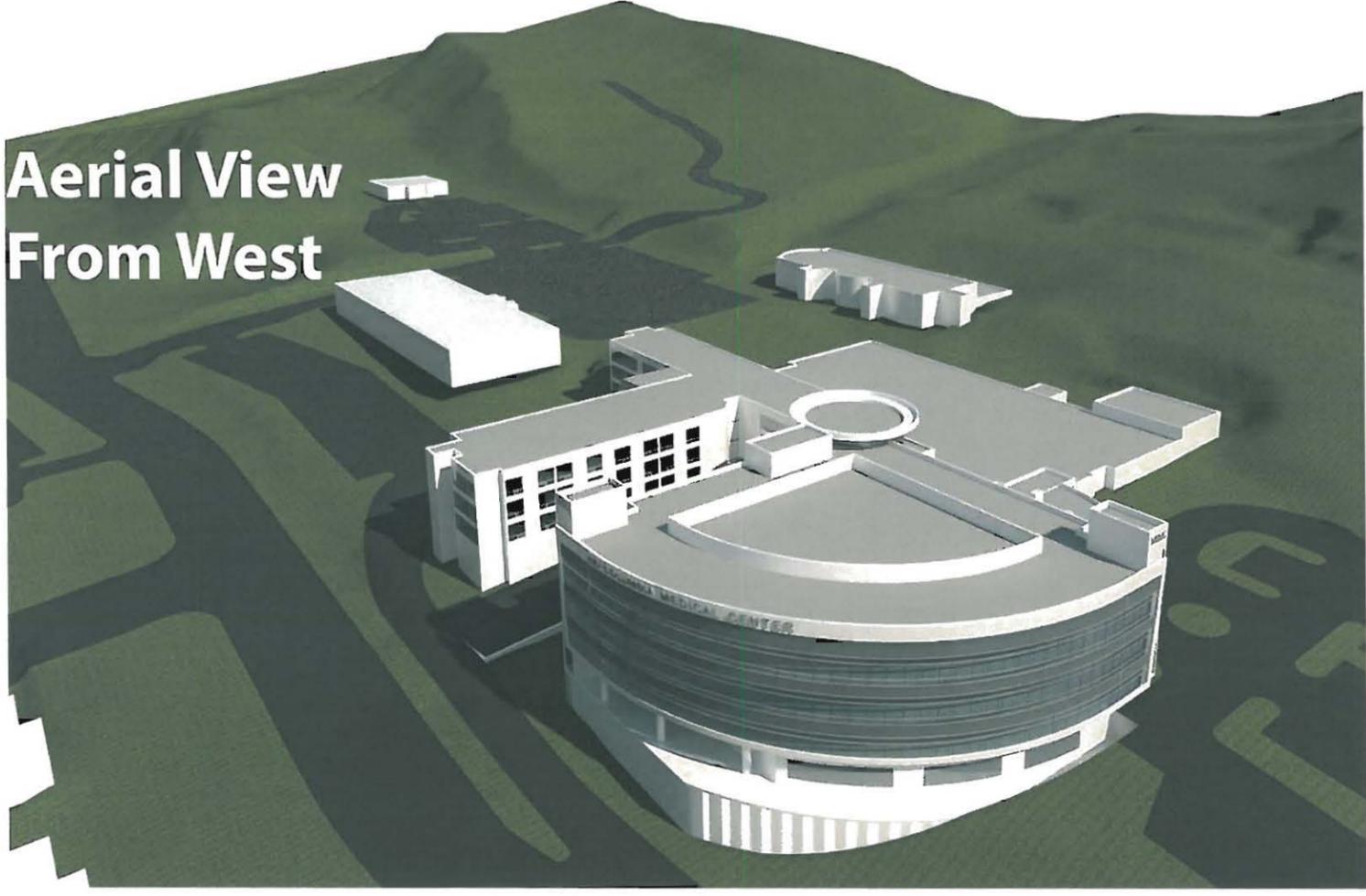


Service Entry View

Jan. 6, 2015

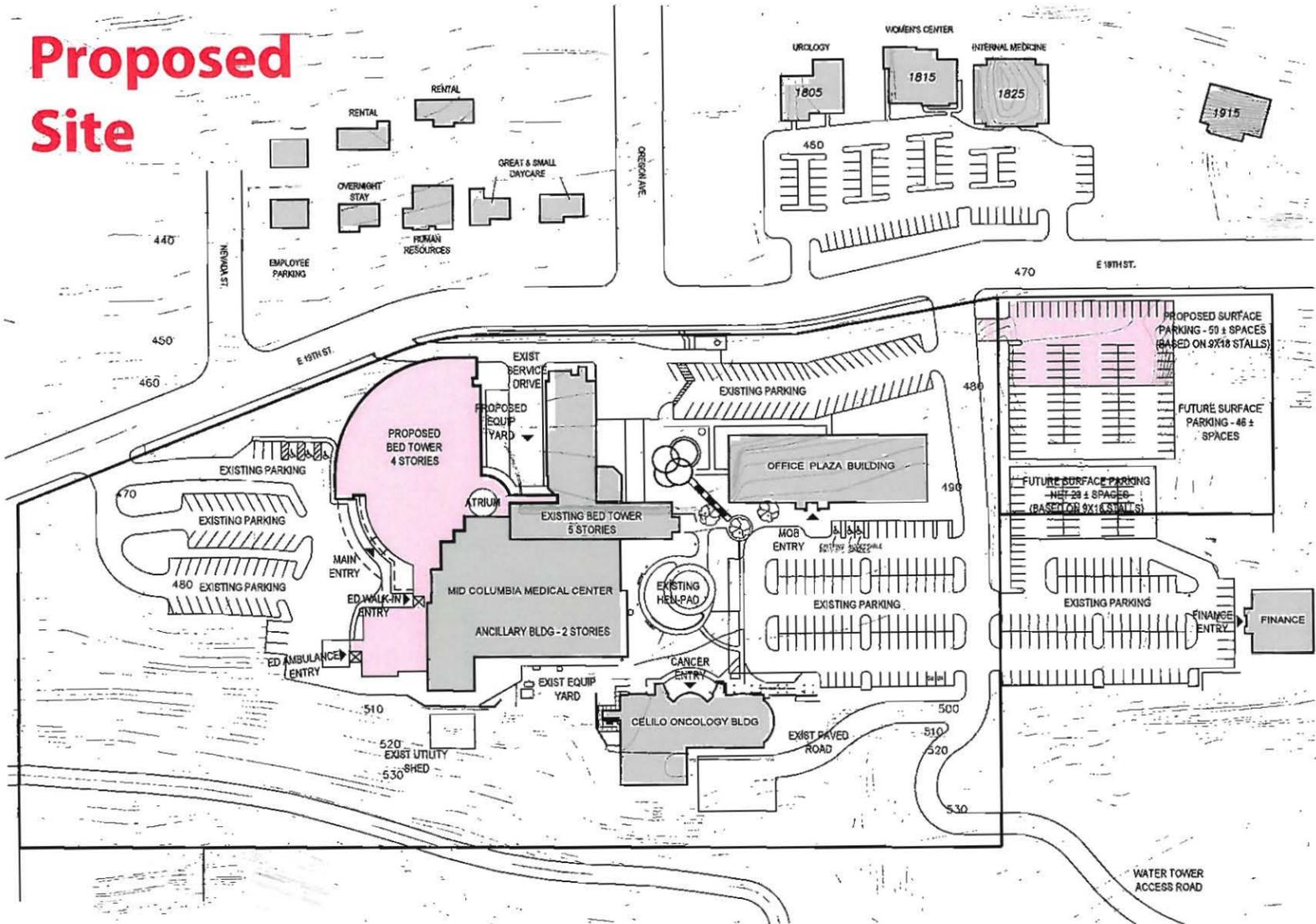


Proposed Roof Plan

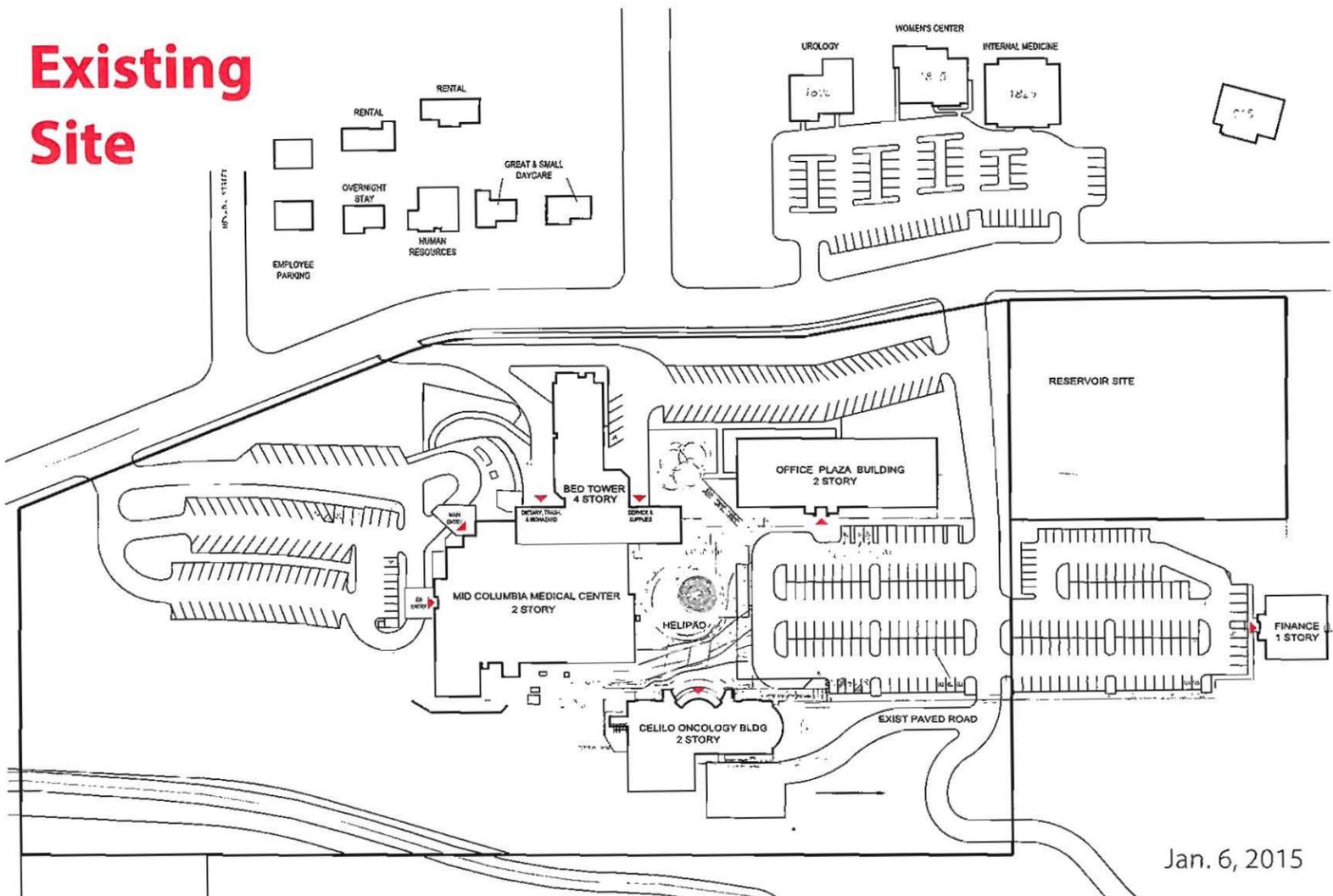


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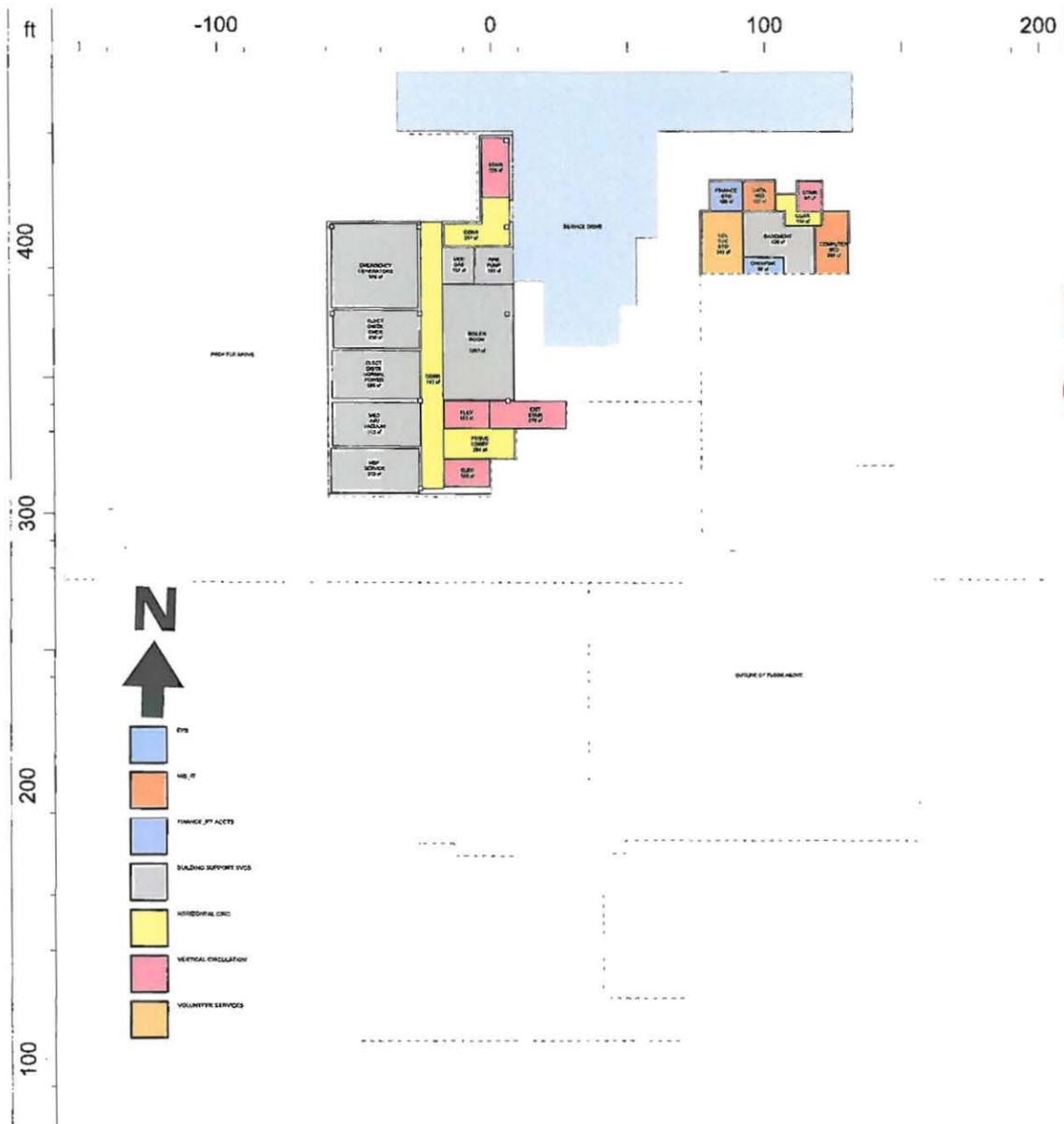
Proposed Site



Existing Site

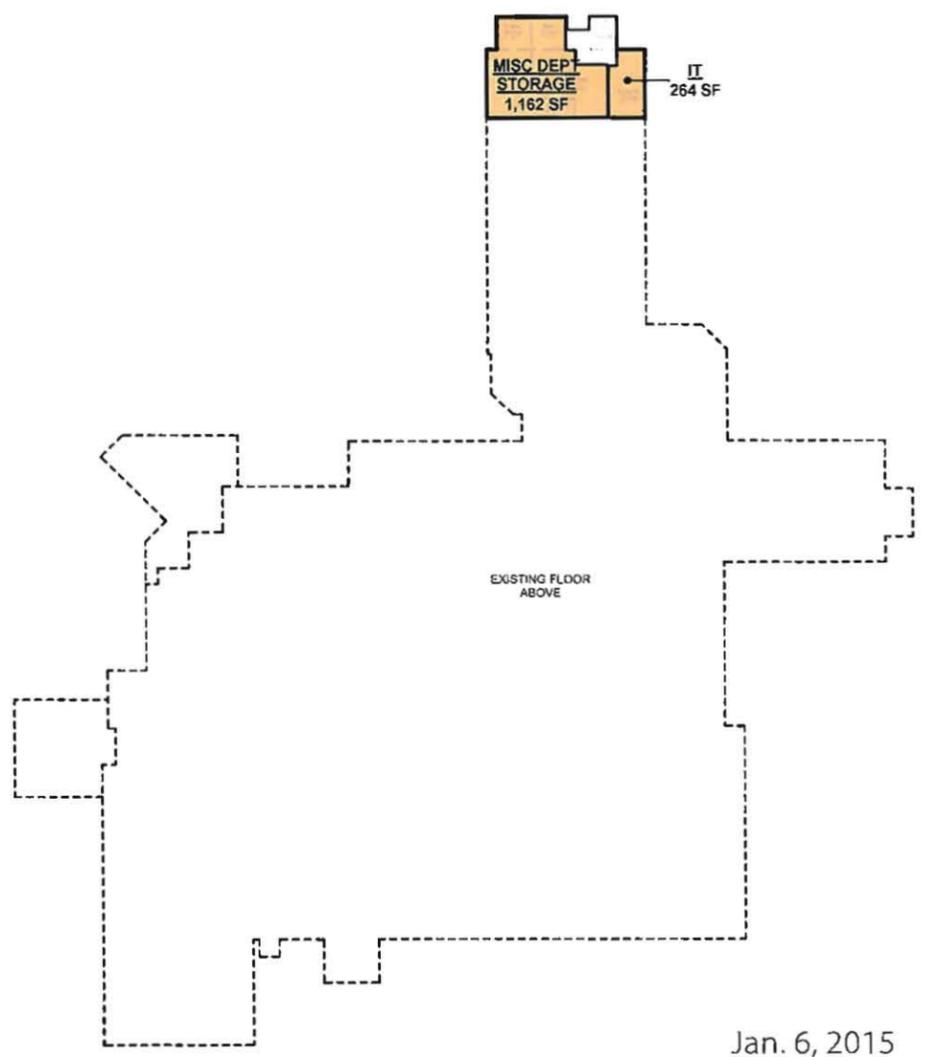


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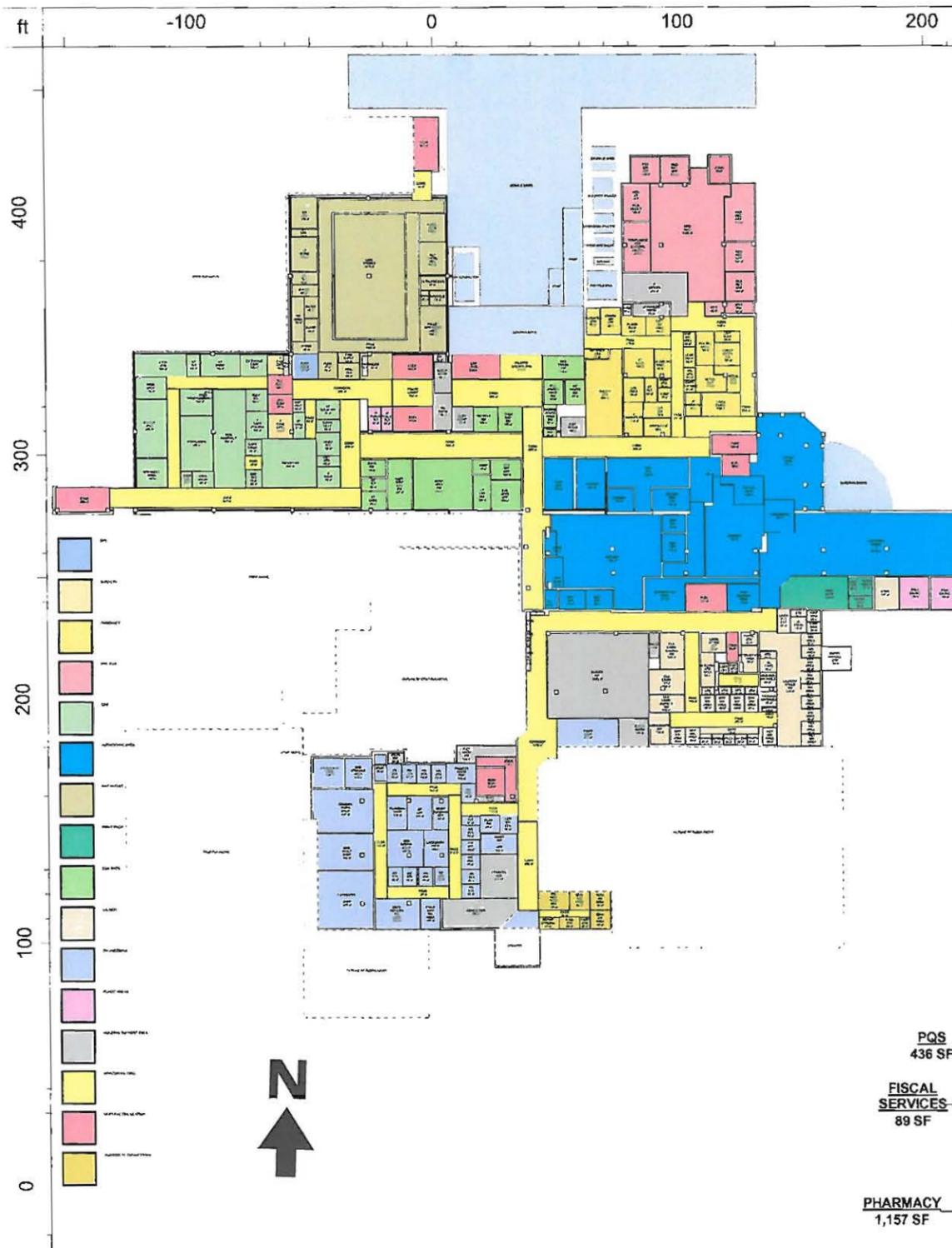


Proposed Ground Floor

Existing Ground Floor



Jan. 6, 2015

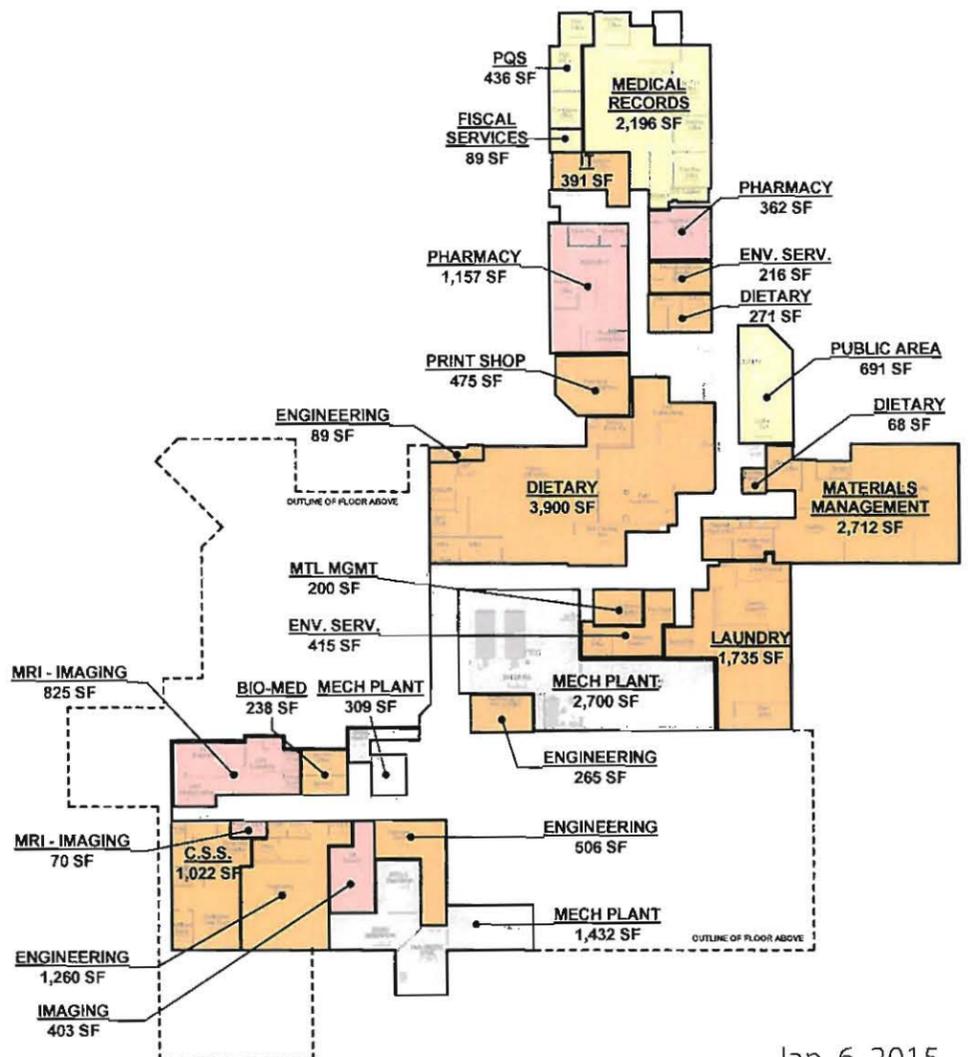


Proposed First Floor

Existing First Floor

Legend

- Administrative and Public
- Diagnostic and Treatment
- Inpatient Care Unit
- Mechanical
- Support Services
- Circulation



Jan. 6, 2015

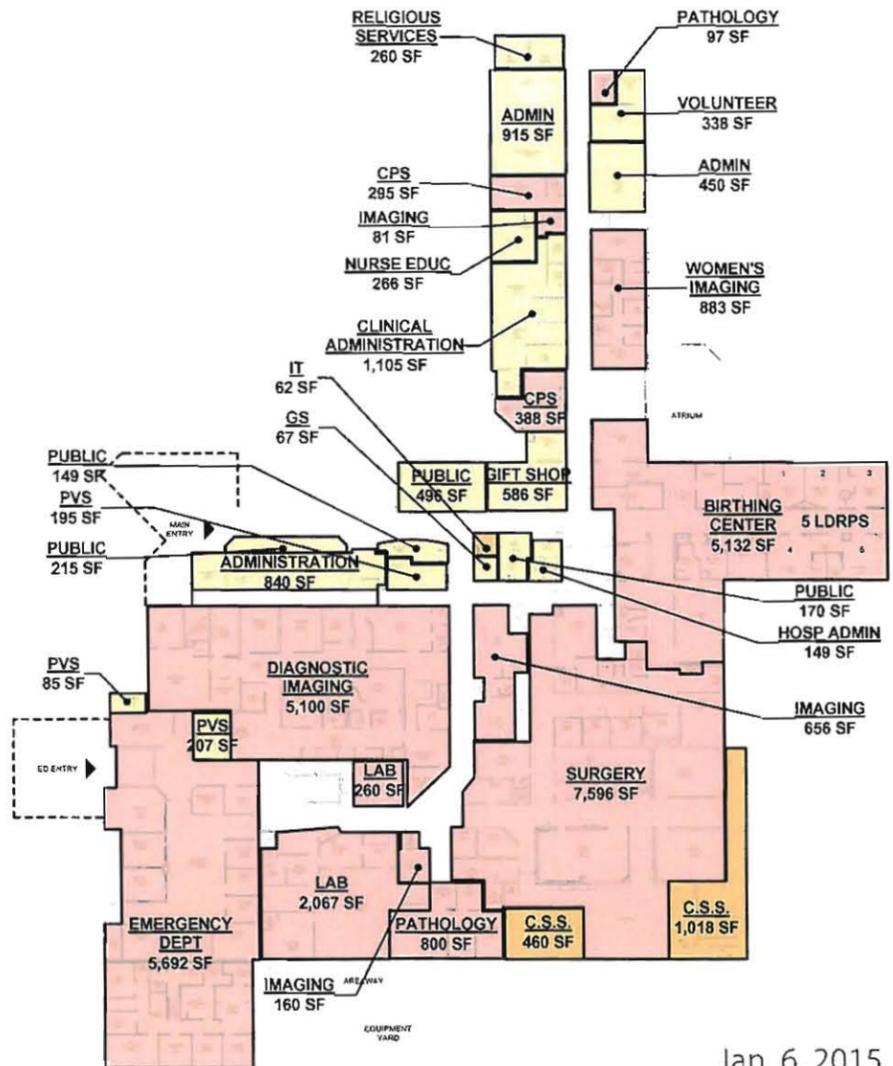


Proposed Second Floor

Existing Second Floor

Legend

- Administrative and Public
- Diagnostic and Treatment
- Inpatient Care Unit
- Mechanical
- Support Services
- Circulation

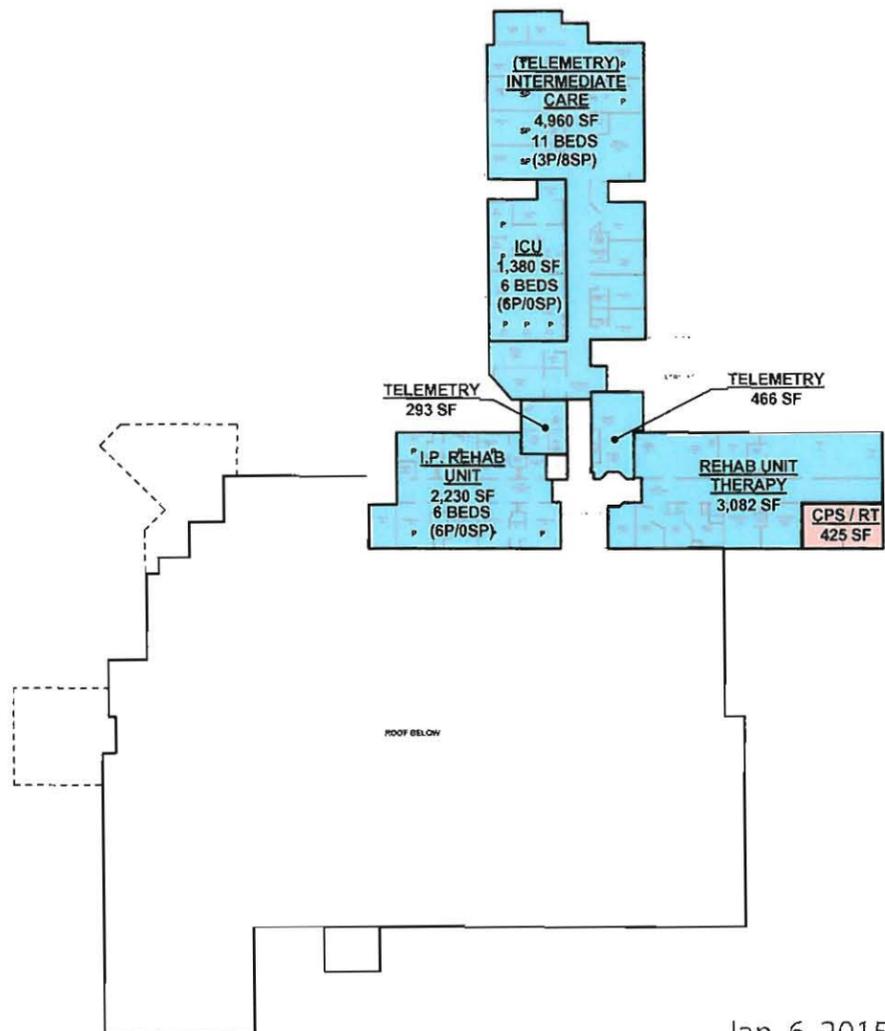


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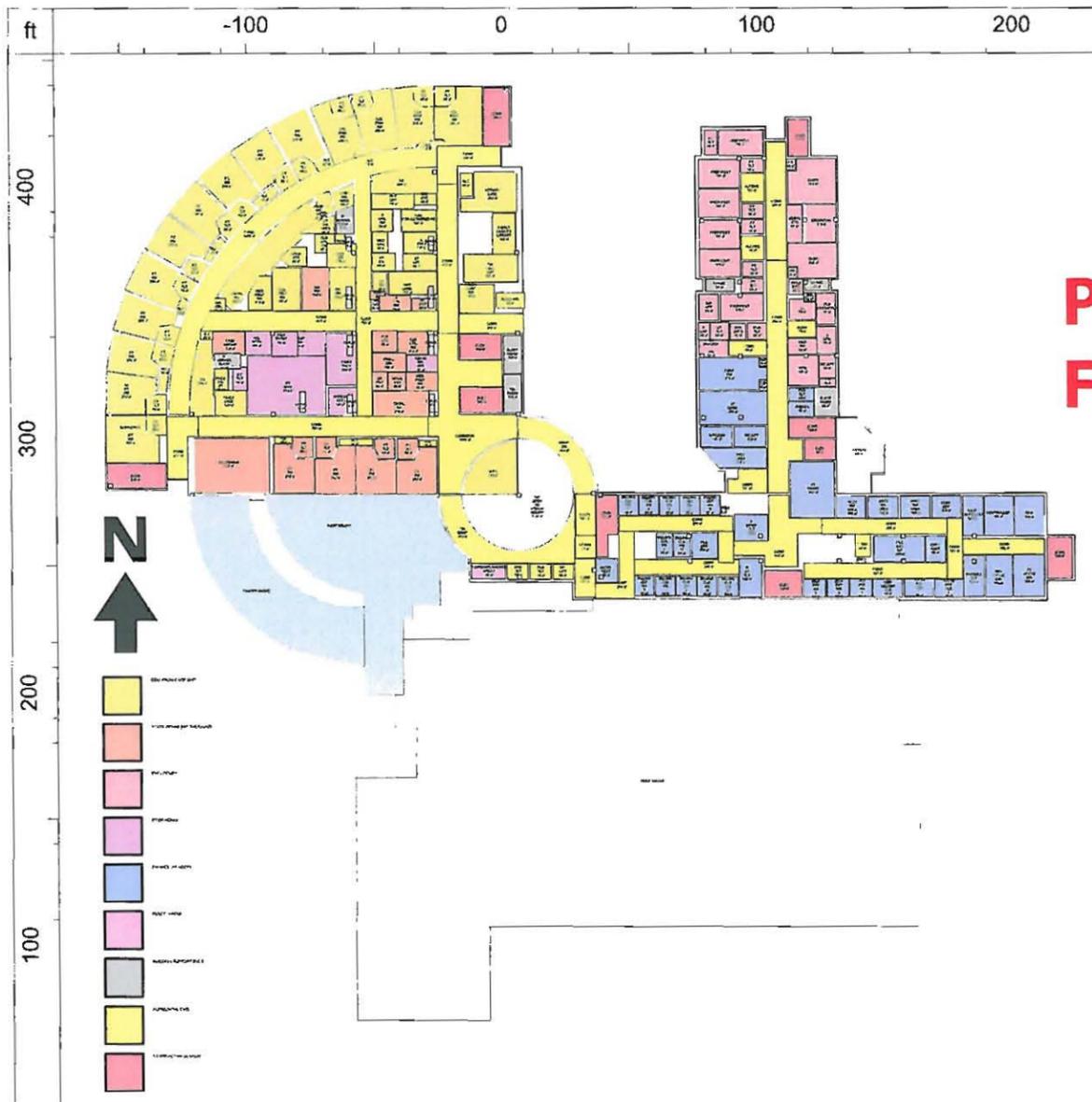


Proposed Third Floor

Existing Third Floor



Jan. 6, 2015

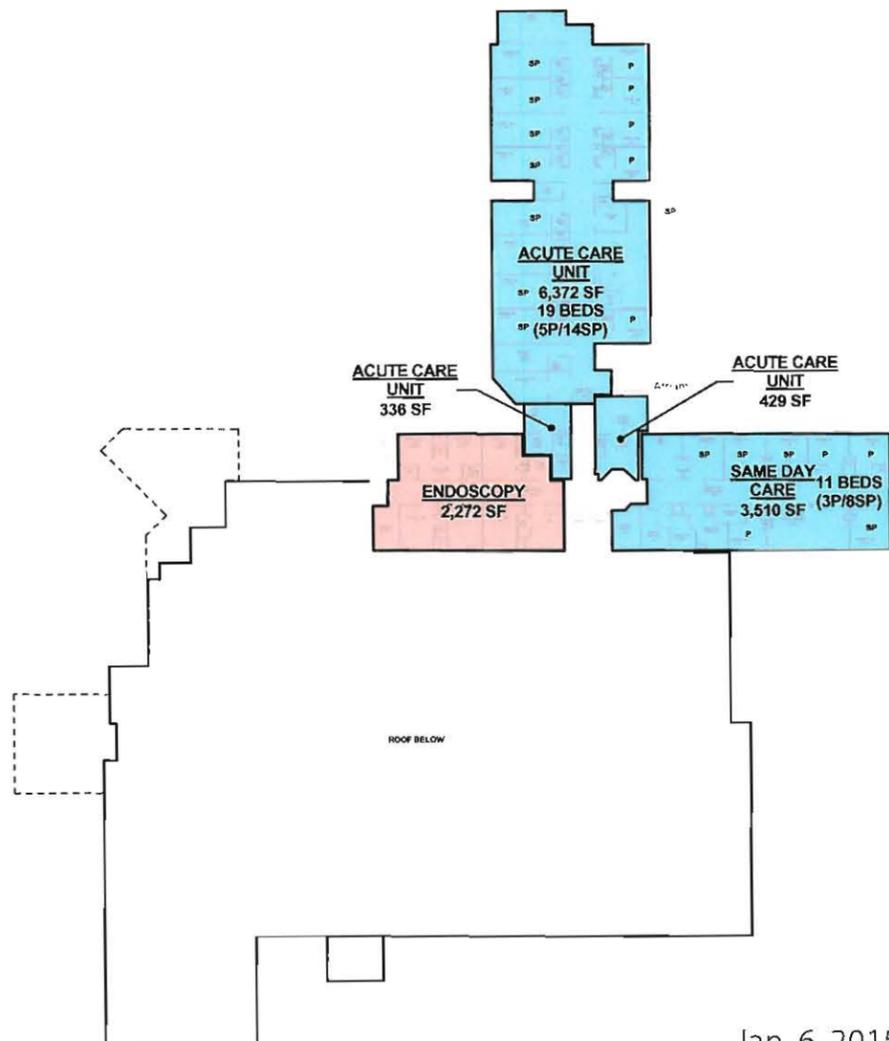


Proposed Fourth Floor

Existing Fourth Floor

Legend

- Administrative and Public
- Diagnostic and Treatment
- Inpatient Care Unit
- Mechanical
- Support Services
- Circulation



Jan. 6, 2015

City of The Dalles

STAFF REPORT

Conditional Use Permit No. 179-15

Mid-Columbia Medical Center

Prepared by: Dawn Marie Hert, Senior Planner

Procedure Type: Quasi-Judicial

Hearing Date: January 21, 2016

Assessor's Map: 1N 13E 11BC tax lot 100, 1N 13E 11BA tax lot 5200, & 1N 13E 11 tax lot 600.

Address: 1700 East 19th Street

Comprehensive Plan

Designation: "RL" Low Density Residential District with portions having both a "CFO" Community Facility Overlay & a "NC" Neighborhood Center Overlay

Zoning District: RL" Low Density Residential District with portions having both a "CFO" Community Facility Overlay & "NC" Neighborhood Center Overlay

City Limits: Inside

Request: To construct a new 4-story, 36 bed Medical/Surgical Inpatient Tower addition and declassify the existing 49 inpatient licensed beds to non-institutional. The 4-story addition will be approximately 113,038 square feet. The plans also include interior renovations to approximately 92,520 square feet of the existing 111,558 square foot facility. With the addition, the total square footage of the medical facility will be approximately 224,596 square feet.

BACKGROUND INFORMATION

Mid-Columbia Medical Center (MCMC) is modifying their existing medical facility by constructing a new 4-story, 36 bed medical/surgical inpatient tower. MCMC has recently changed their emphasis on population health management and value-based payment

systems, this proposal will include the changes necessary to make this happen. With the proposal, MCMC anticipates a shift of care from the hospital and the emergency departments to an outpatient setting.

Currently the hospital provides, and is certified, for 49 beds. MCMC estimates the final number of acute care beds in the new patient tower to be approximately 36 beds. Minimal growth is anticipated in the number of Emergency Room visits due to the direction that healthcare is headed. All the primary care clinics are currently located off campus, and they anticipate that to continue. MCMC is planning major shifts for the medical offices in the area; which will substantially reduce the parking needs around the medical facility. MCMC will be consolidating the Internal Medicine Clinics:

- The Riverview Clinic located across the street from the hospital at 1825 East 19th St. will be moving to the Internal Medicine Clinic at Water's Edge. This will decrease the patient visits to that clinic by an average of 55 per day and will decrease the number of employees by approximately 18.
- The Columbia Crest Family Medicine Clinic which is currently located at 1935 East 19th St. will be relocated to Columbia Hills Family Medicine located at 12th and Dry Hollow. The Pediatric Clinic will relocate to the Columbia Crest Building, providing an overall net decrease in daily visits at Columbia Crest.
- Upon completion of the remodeling of the Craig's Office building located downtown, the Finance and Patient Account offices will move off campus to that building. This move will also decrease the number of onsite employees by more than 25. Currently, an average of 25 patient visits per day to the Finance office which will cease when the office is relocated.

In summary, MCMC is making consolidation changes and moves that will most likely decrease the traffic flow and parking demands on the hospital campus and the surrounding areas. It is anticipated that the addition of the new patient tower will most likely have a positive effect on parking and traffic for the area.

Hospitals are, by definition, community facilities. Application for the hospital expansion requires a Conditional Use Permit. This staff report will include both the Conditional Use Permit review, as well as a Site Plan Review.

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 January 8, 2016, as required by Section 3.020.050 D.

COMMENTS RECEIVED

Pre-Application –Site Team. The application was reviewed by the Site Team members on December 17, 2015. The comments received from that application are included in this staff report.

Property Owner Comments – No comments were received as of the date this report.

RECOMMENDATION: Approval, with conditions, based upon the following findings-of-fact.

A. LAND USE AND DEVELOPMENT ORDINANCE 98-1222:

Section 3.010.040 Applications:

Subsection B. Completeness.

FINDING A-1: This application was found to be complete on January 8, 2016. The 120-day State mandated decision deadline is May 9, 2016 as the actual 120th day falls on a Saturday.

Section 3.020.050 Quasi-Judicial Actions:

Subsection A. Decision Types, (1) Site Plan Review; (3) Conditional Use Permits:

FINDING A-2: This application is for a Conditional Use Permit and Site Plan Review as required by Section 5.050.040 (E). The decision criteria listed in this ordinance section is addressed in the body of this staff report.

Subsection 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 A-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.

Subsection C. Public Hearings.

FINDING A-4: The public hearing is scheduled for January 21, 2016.

Subsection D. Notice of Hearing.

FINDING A-5: Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies have been completed.

Section 3.050.030 Review Procedures:

Subsection A. Applications. Conditional Use Permit applications shall be accompanied by at least 15 copies of the concept site plan, and when required, two copies of the detailed landscape and construction/design plans, per the provisions of Section 3.030: Site Plan Review.

FINDING A-6: Copies of the required plans have been submitted. Criterion met.

Section 3.050.040 Review Criteria

Subsection A. Permitted Conditional Uses. The proposed use is conditionally permitted in the zone district where it is proposed to be located.

FINDING A-7: Medical Care Facilities are conditionally allowed in the Residential Low Density zone. The site already has a Community Facility Overlay on the property. Criterion met.

Subsection B. Standards. The proposed use conforms to all applicable standards of the zone district where the use is proposed to be located. The proposed use will also be consistent with the purposes of this ordinance, applicable policies of the Comprehensive Plan, and any other statutes, ordinances, or policies that may be applicable.

FINDING A-8: Sections 5.010.050, 5.040.050 and 5.100.040 set out the development standards for the RL, NC and CFO zones/overlay zones. The proposed building addition will meet all development standards. Criteria met.

Subsection C. Impact. The proposed structure(s) and use(s) shall be designed and operated in such a way as to meet the standards of this section. Impacts caused by the construction of the conditional use shall not be considered regarding a decision on the validation of the application.

1. Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this section shall modify other noise ordinance standards as adopted by the City.

FINDING A-9: The addition to the medical care facility meets all property line setbacks; as set forth in the land use ordinance. The addition will be situated to the front of the existing hospital and project no further than the existing parking/maneuvering areas. Noise generated from the addition to the medical facility will be no greater than the current noise levels. The applicant will be advised of the allowable noise levels. Criterion can be met as a condition of approval. The traffic impacts generated with this use cannot be used in making a determination about noise impacts.

2. Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)

FINDING A-10: A basic lighting plan was provided to show the general lighting planned for the building and parking areas. A condition will be added to require that the applicant provide a photometric plan at the time of permitting the new structures. Criterion can be met as a condition of approval.

3. Dust and other particulate matter shall be confined to the subject property.

FINDING A-11: The proposed use would not typically create dust or other particulate matter. All areas of maneuvering for vehicles will be constructed of a hard surface.

4. *The following odors shall be completely confined to subject property:*
 - a. *industrial and/or chemical grade chemicals, solvents, paints, cleaners, and similar substances;*
 - b. *fuels, and*
 - c. *fertilizers, manure, or other animal waste products, other than for landscape installation and maintenance.*

FINDING A-12: All industrial and/or chemical grade chemicals, solvents, paints, cleaners, and similar substances will be used within the subject property buildings and not impact neighboring properties. This proposal does not indicate that many of these nuisances need to be reviewed in depth for mitigation purposes. Trash receptacles should be sized to fully accommodate the needs of the uses at the site. No outdoor storage of materials or supplies related to this proposed use will be allowed. Criterion can be addressed as a condition of approval.

5. *Vibrations shall not be felt across the property line.*

FINDING A-13: The proposed development has equipment that is located inside the building, as well as heating and cooling equipment that is located outside. The equipment does not cause vibrations that could be felt across property lines; however, staff will include the requirement in the conditions of approval.

6. *The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use. Evaluation factors shall include, but are not limited to:*
 - a. *Street designations and capacities; and*
 - b. *On-street parking impacts.*

FINDING A-14: Access to this parcel is from East 19th Street; which is classified as an Arterial City Street. The street is built to handle the capacity of this proposed addition. There should not be any additional on-street parking, as the proposed parking lot provides adequate parking spaces for the addition to the facility. In the event the parking lot is full, the fully constructed streets adjacent to the property are adequately constructed to handle on-street parking. The applicant provided details, which are included in the summary, that explain the shifts in offices and clinics for the area. The information provided explains that this development, along with the relocation of many clinics and offices, will decrease the parking need for the area. Criterion met.

7. *In areas designated as Historic Districts, proposed development and redevelopment shall first require review and approval of the Historic Landmarks Commission in accordance with the procedures of the Historic Resources Ordinance (General Ordinance No. 94-1194.)*

FINDING A-15: The subject property is not a historic landmark nor is it located in a National Historic District. Criterion does not apply.

Site Plan Review - Section 3.030.040 Review Criteria.

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

FINDING A-16: All provisions are met by this proposal, or will be met, as a condition of approval. This will be detailed in the staff report through a series of findings.

B. Public Facilities Capacity. *Adequate capacity of City facilities for water, sanitary sewer, storm sewer, and streets and sidewalks can and will be provided to, and were applicable, through, the subject property.*

FINDING A-17: Adequate capacity exists for facilities including water, storm sewer, streets and sidewalks. The Dalles Public Works Department has verified this information. Criterion met.

C. Arrangement of Site Elements.

1. Promote pedestrian, bicycle, and vehicular safety and welfare.

FINDING A-18: Pedestrian safety and welfare is promoted by the improvements both adjacent to the development and onsite. Sidewalks exist along nearly all property frontages; a new sidewalk will be required to be installed along the frontage on the south side of East 19th Street adjacent to the proposed new parking lot. The two existing driveway approaches to the property will need to be brought up to current standards with ADA returns and pedestrian crossings. Internal walkways are provided from the parking lots to the medical facility. Bicycle parking is also shown near the entrances. Vehicular safety is promoted by having adequate stall and aisle dimensions as well as an improved access points on East 19th Street. Criterion will be addressed as a condition of approval.

2. Preserve and maintain public amenities and significant natural features.

FINDING A-19: There are no known public amenities or significant natural features on this site. Criterion does not apply.

3. Avoid traffic congestion.

FINDING A-20: The provided on-site parking meets minimum spacing and lane requirements. Access to the parking lots will be via the existing access points. Criterion met.

4. Minimize potential adverse impacts on surrounding properties.

FINDING A-21: The range of uses for this site does not have a high potential for off-site impacts. Nuisance conditions that may develop are addressed on a complaint basis; this includes noise, dust, vibration, and odor. Those criteria are addressed earlier in the Conditional Use Permit portion this staff report and will be addressed as conditions of approval.

D. Lighting. *Proposed lighting shall not directly illuminate adjoining properties.*
FINDING A-22: General lighting of the parking areas and the buildings is shown on the site plan. Lighting is not allowed to illuminate adjoining properties. With the exterior lighting and parking lot lighting planned, a detailed site lighting/photometric plan shall be submitted and approved prior to the issuance of building permits. The plan shall demonstrate that the maximum illumination at the property line will not exceed an average horizontal foot candle of 0.3 for non-cut-off lights and 1.0 for cut-off lights. These items will be addressed as a condition of approval.

E. City Engineer Approval. *Detailed construction/design plans for public infrastructure, improvements, or rights of way affected by or located within a proposed development site shall be approved by the City Engineer as a condition of Site Plan Review approval.*

FINDING A-23: The detailed construction/design plans for all improvements located within the proposed development site shall be approved by the City Engineer prior to construction. Criterion will be addressed as a condition of approval.

F. Waiver of Remonstrance. *Where applicable, the applicant shall agree to waive any future rights to remonstrate against future improvements, per the provision of Section 6.110: Waiver of Right to Remonstrate of this ordinance.*

FINDING A-24: All improvements adjacent to the site are installed, or are being required to be installed with this application. Criterion does not apply.

Section 5.010.030 - Conditional Uses B. Community Facilities

Section 5.040.030 - Conditional Uses C. Community Facilities

Section 5.100.020 - Allowed Uses I. Medical Care Facilities

FINDING A-25: As indicated on the application submitted, the proposed use is for expansion of a medical care facility. The use is allowed conditionally in the Residential Low Density zoning district and Neighborhood Center overlay district with a Community Facility Overlay. Criterion met.

Sections 5.020.050, 5.040.040 & 5.100.040 Development Standards:

The following table specifies Residential Low Density and Community Facility/Neighborhood Center Overlay development standards applicable to this application.

| Residential Low Density/ Neighborhood Center & Community Facility Overlay | Standard | Proposal | Meets Requirements |
|--|-------------------------|---------------------------|---------------------------|
| Lot Size | 5,000sf/No minimum/None | Existing lot, 3.38+ acres | Criterion met. |

| | | | |
|--------------------|---|---|--|
| Setbacks | <i>Front: 15 feet/no minimum Side Yard: 10 feet exterior 5 feet interior/no minimum Rear: 10 feet/no minimum.</i> | Front is approximately 45 feet, all other setbacks are substantially further than the minimum requirement. All setbacks are met. | Criterion met. |
| Building Height | <i>32 ft./limited to underlying zone/Except 40 ft. maximum within 100 feet of Residential zone</i> | Addition to the building will be cut into the hillside, making the first two floors below the current elevation on the lot. Height will be 40 feet and will have allowed projections of an elevator shaft, stair tower and mechanical equipment extending higher, as allowed by <i>Section 6.090(A) (1) Height Limitation Exceptions in the LUDO.</i> | The addition to the structure will not be located within 100 feet of a parcel located in the Residential zone that is being used as a residence. All structures immediately across the street are owned and used as part of the medical facility. The nearest residence is over 200 feet from the new addition. The overall height of the new addition will be approximately 8 feet taller than the existing facility height. Criterion met. |
| Off-Street Parking | <i><u>Medical Centers & Hospitals</u>- 1(min) spaces per bed to 2(max) spaces per bed. Bicycle parking at .2 spaces per 1,000 sf floor area calculated at 100% & <u>Medical Offices</u> – 3(min) spaces to 5 (max) spaces per 1,000 sf floor area, and Bicycle parking at .3 spaces per 1,000 sf floor area calculated at 70%. Allows for a parking range of 270 to 469 parking spaces and 47 bicycle parking spaces based on a 36 bed hospital with 113,038 square feet addition and an existing 111,558 square feet of medical office/hospital type uses.</i> | 366-434 Parking spaces provided for the entire site. (The total bed numbers were reduced by 13 beds) Parking includes 12 existing handi-cap parking spaces and multiple bicycle racks. | Criterion met. |
| Landscaping | <i>Detailed Below</i> | Detailed Below | Detailed Below |

FINDING A-26: Criterion will be addressed with conditions of approval.

|

Section 5.050.050 Design Standards:

Subsection A. Exterior Elevations. *Exterior elevations of buildings (except allowed 1 and 2 family dwellings) shall incorporate architectural design features such as offsets, balconies, projections, base/wall/cornice design, windows, entries, bays, seating, wall articulation, traditional storefront elements, or similar elements to preclude large expanses of uninterrupted building surfaces.*

1. **Horizontal.** *At least 3 architectural design features shall be incorporated along the horizontal face (side to side) of the structure.*
2. **Vertical.** *At least 2 architectural design features shall be incorporated along the vertical face (top to bottom) of the structure.*

FINDING A-27: The proposed building elevation drawings show that the exterior elevations incorporate the required design standards. Criterion met.

Subsection B. Entries.

1. **Commercial and Residential.** *Primary entries shall face a public street or designated access drives and shall be accessed from a public sidewalk in accordance with the provisions of Subsection (C) below. Secondary entries may face parking lots or loading areas. Doors shall not swing into public rights-of-way.*

FINDING A-28: The primary entrance of the medical care facility faces the street and designated access drive to the property. Doors will not swing into the public right of way and access exists from the public sidewalk to the entrances of the medical care facility. Criterion met.

Subsection C. Pedestrian Walkways. *Each developed site shall include pedestrian walkway(s) designed to connect buildings and other accessible site facilities clearly and directly to adjacent public street/sidewalk(s). Walkways shall meet City standards for sidewalk construction, and be the shortest practical distance between the main entry(ies) and the public right-of-way. If adjacent to parking where vehicles overhang the walkway, then the walkway shall be to the City standard plus 2 ½ feet in width for each side vehicles overhang. Walkways shall be distinguished from internal driveways and access ways using at-grade distinctive paving materials or other appropriate surfaces which contrast visually with adjoining surfaces. Walkways, including driveway and access way crossings, shall be constructed and maintained for pedestrian safety, and shall meet the requirements of the Oregon Americans with Disabilities Act, the State of Oregon Structural Specialty Code, and the Oregon Revised Statutes.*

Section 10.040 Pedestrian Requirements:

Subsection B. Connectivity.

- (3) (a) *The on-site pedestrian circulation system shall connect the sidewalk on adjacent street(s) to the main entrance of the primary structure on the site to minimize out-of-direction pedestrian travel.*
- (b) *Walkways shall be provided to connect the on-site pedestrian circulation system*

with existing or planned pedestrian facilities which abut the site but are not adjacent to the streets abutting the site.

- (c) Walkways shall be as direct as possible and avoid unnecessary meandering.*
- (d) Walkway/driveway crossings shall be minimized, and internal parking lot circulation design shall maintain ease of access for pedestrians from abutting streets and pedestrian facilities.*
- (e) Walkways shall be separated from vehicle parking or maneuvering areas by grade, different paving material, or landscaping. They shall be constructed in accordance with the sidewalk standards adopted by the City Engineer. (This provision does not require a separated walkway system to collect drivers and passengers from cars that have parked on site unless an unusual parking lot hazard exists).*

FINDING A-29: Pedestrian walkways exist throughout the site and from the parking areas to the building. The plans do not show the pedestrian access to the public sidewalk, this will be addressed as a condition of approval. The walkways shown on the plan are direct and are provided from the building and parking lot. Criterion will be addressed as a condition of approval.

Section 6.010 Landscaping Standards:

6.010.030 General Provisions

Subsection B. Landscape Plans; where landscaping is required by this Ordinance, detailed landscape plans may be submitted with the development application. If not submitted for approval with the application, approval of detailed landscape plans shall always be a condition of the concept plan approval of the Site Plan Review process.

FINDING A-30: The “CFO” Community Facility Overlay & “NC” neighborhood Center Overlay zones require the underlying zone landscaping requirements be met and the “RL” - Residential Low Density zone requires the front yards to be landscaped within 6 months of occupancy of the facility. The applicant has not provided a concept landscape plan that shows landscaping, but plan to provide landscaping that meets, or exceeds the minimum requirements as stated in the ordinance. Some existing landscaping will be removed with the new addition, but most will remain intact. A detailed landscape plan will be required at the time of permitting. Criterion will be addressed as a condition of approval.

Section 7.030 General Design Standards for Surface Parking Lots:

7.030.040 Subsection C. Interior parking Lot Landscaping. In addition to buffer landscaping along public right-of-way (excluding alleys and access ways) and along interior lot lines where required, all surface parking lots greater than 6 spaces shall include landscaping to cover not less than 10% of the interior of the parking area in accordance with the following:

- 1. A planting strip bay shall be located at the end of each parking row and at intervals between parking rows. Planting bays shall be a minimum of 9' wide; to allow doors to open without damage, and a minimum of 180 square feet. Each*

- bay shall be curbed, and planted with 1 approved tree having a clear trunk height of at least 9 feet when mature. Height of all plantings, other than trees, in planting bays is limited to 24 inches.*
- 2. All trees shall be selected from a list of acceptable parking lot trees provided by the Director.*
 - 3. Trees shall not be placed within 10 feet of a public utility easement without prior approval of the City Engineer.*
 - 4. Parking area shall be separated by a 5 foot landscaped planting bed from all exterior walls that include no pedestrian entranceways or loading areas.*
 - 5. Driveways, access ways, and access drives into vehicle parking lots from public and private streets shall be bordered (both sides) by a minimum 5 foot wide landscape planter strip with approved trees planted 20-30 feet on center and low shrubs.*
 - 6. Trees shall be evenly distributed throughout the parking area according to the applicable requirements of this section and the following table....Zone District "CG"- Commercial General – Parking Lot Tree Requirement Ratio – 1 tree per 12 parking spaces.*

FINDING A-31: The applicant's design for the parking lot meets minimum requirements. The parking lot landscaping for the new parking lot was not provided with the submittal and will need to meet the minimum requirement of 10% of the interior parking lot area. Details on tree types and other plantings will be required at the time of a building permit for the addition. Most of the existing parking lot landscaping will remain. This criterion will be addressed as a condition of approval.

IF APPROVED, SUGGESTED CONDITIONS OF APPROVAL:

1. Prior to the start of any work, the City requires that a pre-construction meeting be held with the applicant, the City Engineer, and the Development Inspector.
2. All onsite and offsite improvements must be installed by the applicant in accordance with the Land Use Development Ordinance and the AWPA standards, specifications, and drawings, as amended and adopted by the City, and approved by the City Engineer, or otherwise guaranteed to be completed by the applicant to the satisfaction of the City.
3. Proposed development and final detailed construction plans will be required to be reviewed and approved by the City Engineer per established standards.
4. Prior to the issuance of a building permit, the applicant shall submit a completed Wastewater Survey Questionnaire to the City Planning Department.
5. A Physical Constraints Permit will be required for the excavation on-site. An erosion and dust control plan will need to be submitted for construction and be included in the detailed drawings.
6. With the exterior lighting planned, a detailed site lighting/photometric plan shall be submitted and approved prior to the issuance of building permits. The plan shall demonstrate that the maximum illumination at the property line will not exceed an average horizontal foot candle of 0.3 for non-cut-off lights and

- 1.0 for cut-off lights. The plan shall also demonstrate that the bicycle parking has a minimum lighting level of 3.0 foot candles.
7. A detailed landscape plan will be required to be submitted prior to issuance of a building permit. Details of the irrigation system with a backflow prevention device will need to be shown on a revised site plan. The backflow prevention device will need to be permitted through the City of The Dalles.
 8. Any activity that produces radio or television interference, noise, glare, dust or particulate matter, vibration, smoke or odor beyond the site, or beyond allowable levels as determined by local, state, and federal standards shall not be allowed.
 9. New sidewalk will be required to be installed along the frontage on the south side of East 19th Street adjacent to the proposed new parking lot and the two existing driveway approaches to the property will need to be brought up to current standards with ADA returns and pedestrian crossings. A sidewalk/approach permit will be required with the permitting process.
 10. Signs will be reviewed under a separate process.
 11. An oil/water separator will be required due to the parking areas exceeding 10,000 sf and/or 25 spaces. Drainage will need to be shown on a revised site plan. A maintenance agreement will also be required for the separator.
 12. The pedestrian walkways will be required to be shown on the revised plans to ensure that a walkway exists from the public sidewalk to the main entrance of the medical facility.
 13. Details of the trash enclosure will be required at the time of permitting.
 14. Details of the bicycle parking will be required at the time of permitting.
 15. A1200-C permit thru DEQ is required on all developments that disturb an acre or more.

RESOLUTION NO. P.C. 548-16

Adopting Conditional Use Permit Application # 179-15 of Mid-Columbia Medical Center to construct a new 4-story, 36 bed Medical/Surgical Inpatient Tower addition and declassify the existing 49 inpatient licensed beds to non-institutional. The 4-story addition will be approximately 113,038 square feet. The plans also include interior renovations to approximately 92,520 square feet of the existing 111,558 square foot facility. With the addition, the total square footage of the medical facility will be approximately 224,596 square feet. The property is located at 1700 East 19th Street and is further described as tax lots 1N 13E 11BC 100, 1N 13E 11BA 5200, and 1N 13E 11 600. The lots are zoned “RL” – Residential Low Density with an “NC” – Neighborhood Center overlay and “CFO” – Community Facility overlay.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has conducted a public hearing to consider the above request on January 21, 2016. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- B. Staff’s report of Conditional Use Permit #179-15 and the minutes of the January 21, 2016 Planning Commission meeting, upon approval, provide the basis for this resolution and are incorporated herein by reference.

II. RESOLUTION:

Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part “I” of this resolution.
CUP #179-15 is hereby **approved** with the following conditions of approval:
 1. Prior to the start of any work, the City requires that a pre-construction meeting be held with the applicant, the City Engineer, and the Development Inspector.
 2. All onsite and offsite improvements must be installed by the applicant in accordance with the Land Use Development Ordinance and the AWPA standards, specifications, and drawings, as amended and adopted by the City, and approved by the City Engineer, or otherwise guaranteed to be completed by the applicant to the satisfaction of the City.
 3. Proposed development and final detailed construction plans will be required to be reviewed and approved by the City Engineer per established standards.
 4. Prior to the issuance of a building permit, the applicant shall submit a completed Wastewater Survey Questionnaire to the City Planning Department.
 5. A Physical Constraints Permit will be required for the excavation on-site. An erosion and dust control plan will need to be submitted for construction and be included in the detailed drawings.
 6. With the exterior lighting planned, a detailed site lighting/photometric plan shall be submitted and approved prior to the issuance of building permits. The plan shall demonstrate that the maximum illumination at the property line will not exceed an average horizontal foot candle of 0.3 for non-cut-off lights and 1.0 for cut-off lights. The plan shall also demonstrate that the bicycle parking has a minimum lighting level of 3.0 foot candles.

7. A detailed landscape plan will be required to be submitted prior to issuance of a building permit. Details of the irrigation system with a backflow prevention device will need to be shown on a revised site plan. The backflow prevention device will need to be permitted through the City of The Dalles.
8. Any activity that produces radio or television interference, noise, glare, dust or particulate matter, vibration, smoke or odor beyond the site, or beyond allowable levels as determined by local, state, and federal standards shall not be allowed.
9. New sidewalk will be required to be installed along the frontage on the south side of East 19th Street adjacent to the proposed new parking lot and the two existing driveway approaches to the property will need to be brought up to current standards with ADA returns and pedestrian crossings. A sidewalk/approach permit will be required with the permitting process.
10. Signs will be reviewed under a separate process.
11. An oil/water separator will be required due to the parking areas exceeding 10,000 sf and/or 25 spaces. Drainage will need to be shown on a revised site plan. A maintenance agreement will also be required for the separator.
12. The pedestrian walkways will be required to be shown on the revised plans to ensure that a walkway exists from the public sidewalk to the main entrance of the medical facility.
13. Details of the trash enclosure will be required at the time of permitting.
14. Details of the bicycle parking will be required at the time of permitting.

A1200-C permit thru DEQ is required on all developments that disturb an acre or more.

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 21ST DAY OF JANUARY, 2016.

Bruce Lavier, Chairman
Planning Commission

I, Richard Gassman, Planning 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 21st day of January, 2016.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST: _____
Richard Gassman, Planning Director
City of The Dalles