



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, FEBRUARY 4, 2016

6:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES – January 21, 2016
- V. PUBLIC COMMENT (Items not on the Agenda)
- VI. QUASI-JUDICIAL HEARING

Application Number: SPR 435-16; Tonkin Chevrolet Buick/GMC; Request: This application is for a Site Plan Review request to build a new 4,660 square foot car showroom. The property is located at 2222 W. 6th Street and is further described as 2N-13E-33 CB 100 and is zoned “CG” – General Commercial.

- VII. **Resolution** - #549-16 for SPR 435-16; Tonkin Chevrolet Buick/GMC

- VIII. 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.

- IX. **Resolution** - #547-16 for ZOA#91-15
- X. STAFF COMMENTS
- XI. FUTURE MEETING – To Be Determined
- XII. COMMISSIONER COMMENTS/QUESTIONS
- XIII. ADJOURNMENT

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, January 21, 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 6:09 PM.

COMMISSION MEMBERS PRESENT:

Bruce Lavier, Chris Zukin, Mark Poppoff, John Nelson

COMMISSION MEMBERS ABSENT:

Jeff Stiles, Sherry DuFault, Dennis Whitehouse

STAFF MEMBERS PRESENT:

Director Richard Gassman, Senior Planner Dawn Marie Hert, City Engineer Dale McCabe, City Attorney Gene Parker, Planning Secretary Baltazar Gamez

APPROVAL OF AGENDA:

Lavier suggested swapping the two hearings and do the quasi-judicial hearing first. It was moved by Zukin and seconded by Nelson to approve the agenda as amended. The motion carried unanimously; Stiles, DuFault, and Whitehouse absent.

APPROVAL OF MINUTES:

Nelson had one correction to the January 21, 2016 meeting minutes. It was moved by Zukin and seconded by John Nelson to approve the January 21, 2016 minutes as amended. The motion carried unanimously; Stiles, DuFault, and Whitehouse absent.

PUBLIC COMMENTS:

There were no public comments.

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.

Chair Lavier read the rules for a public hearing and asked the Commissioners if they had any ex-parte contact, bias or conflict of interest that would hinder them from making an impartial decision on the application. None were noted.

Lavier opened the public hearing at 6:16 PM

Senior Planner Hert presented the highlights of the staff report. She indicated that MCMC was making consolidation changes and moves that will most likely decrease the traffic flow and parking demands of the hospital campus. She presented Exhibit A that substantially details the parking plan. She told the Commission that the applicant had a neighborhood meeting to discuss potential concerns regarding parking. Hert stated that staff recommended approval with 15 conditions of approval and told the Commission that the parking plan exceeded the minimum requirements.

Nelson asked what will happen with the property once Riverview Clinic is relocated. Hert stated that the applicant would be able to answer that question.

Poppoff asked what percentage of the existing bicycle parking spaces were actually being used. Hert said that was a good question to ask and that the question has come up before when there have been other conditional use permits and that the applicant would be better at answering the question.

Testimony

Proponents:

Duane Francis, 1829 Minnesota Street, The Dalles Oregon stood representing MCMC and told the Commission about the history and age of the facility. He told the Commission he was excited about the new facility and a new partnership with OHSU.

Dr. Bill Hamilton, 171 Blue Herron Court, The Dalles, Oregon stated to the Commission that building the new structure is critical for MCMC to continue to stay on the cutting edge of technology. He presented the Commission with information of what will be put in the new tower as well as the plan to relocate some services and support throughout different facilities in the city.

Nelson asked if moving some patient-load to the Columbia Hills facility on 12th street would create a congestion problem in that area. Dr. Hamilton said that the increased volume would be minimal, and there has not been much of a traffic congestion issue for the Columbia Hills facility.

Mr. Francis gave information to the Commission regarding the scope and timeline of the project.

Opponents:

None

Questions:

Donna Lawrence, 2017 View Court, The Dalles, Oregon asked if the neighborhood meeting had been advertised in the paper. Mr. Hamilton said invitations had been sent to a list of people developed with the assistance of Senior Planner Hert. Hert stated she gave Dr. Hamilton an expanded list of the properties notified of the application. Mrs. Lawrence asked if the hospital was in compliance with current parking requirements. Hert said she believed they were in compliance. Mrs. Lawrence stated she hoped the hospital would go for the maximum amount of parking. Mrs. Lawrence asked if some of

the services moving to Craig's Building would eventually move back to the hospital campus. Mr. Francis stated MCMC has a lease agreement for the Craig's Building and that it would be difficult to do but the goal would eventually be to bring back as many services as possible.

Russ Brown, 903 E. 14th Street, The Dalles, Oregon shared his concerns regarding parking and encouraged the MCMC group to proceed with building the proposed future parking lot as well as the one on the current plan.

Chair Lavier closed the public hearing at 7:01 PM.

Deliberation:

Nelson stated he hoped that the stated change of emphasis is correct and that it will work towards diminishing the crowded nature of the parking situation and that it doesn't transfer that same problem elsewhere in the community. Zukin thinks the parking situation will continue to be an issue but it will be better than it is now and that he is in favor of the application without any modification.

It was moved by Zukin and seconded by Nelson to approve CUP 179-15; MCMC based on the findings of fact in the staff report, and to include the recommended conditions of approval. The motion carried unanimously. Stiles, DuFault, and Whitehouse absent.

RESOLUTION

It was moved by Zukin and seconded by Nelson to approve P.C. Resolution #548-16, CUP #179-15 for Mid-Columbia Medical Center as proposed by staff and to include staff's recommended conditions of approval. The motion carried unanimously. Stiles, DuFault, and Whitehouse absent.

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.

Director Gassman presented the highlights of the staff report as well as the attachment with the proposed RV Park revisions. He reminded the Commission that a lot of provisions were taken out because they are identical or very similar to the state requirements.

Lavier ask City Engineer how the City feels about the options presented regarding access in residential zones. City Engineer McCabe stated that the City would have to take a look at what's being proposed.

Nelson asked how it would be determined whether access is sufficient at the park. Zukin stated that it would be in the conditional use permit and it would be one of the conditions. McCabe said the City could look at turning templates and see what kind of width would be required. Lavier asked if it made a difference whether it was a trailer, a fifth-wheel, or motor home. Gassman told the Commission that it will be obvious in some streets that there's plenty of room. It's the narrower streets that would require some field work and that information would be given to the Commission to make a final decision. McCabe said that one thing that would have to be evaluated with the application would be street parking and how much street parking would be blocked or eliminated.

Poppoff asked to add the word “vegetation” to the paragraph regarding screening and add a requirement for shade trees within the park itself.

The Commission then had a discussion regarding which access option would be the best. McCabe thinks they need to be evaluated on a case by case basis. He also brought up the issue of maximum driveway widths in residential zones that the Commission then discussed.

Director Gassman asked Lavier if he wanted to have revisions made and then brought back to the Commission. Lavier said he had no problem with bringing it back and the Commission agreed.

STAFF COMMENTS

McCabe mentioned that there would be a meeting on the Transportation System Plan on February 10th at 6:30pm in City Council Chambers. Gassman gave a quick update to the Commission regarding the City Manager search. He also told the Commission of the report he gave to the City Council regarding UGA project status.

NEXT MEETING:

Gassman reported that the next scheduled meeting is Thursday, February 4, 2016.

COMMISSIONER COMMENTS/QUESTIONS

None

ADJOURNMENT:

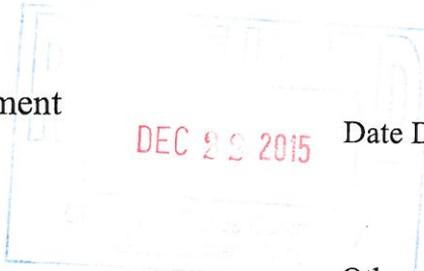
Chair Lavier adjourned the meeting at 7:48 PM.

Respectfully submitted by Planning Secretary Baltazar Gamez.

Bruce Lavier, Chairman

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 12/22/15
File# SPR 435-16
Date Deemed Complete _____
Hearing Date 2/4/16
Approval Date _____
Permit Log # _____
Other Cross Reference# _____

APPLICANT

Name Tim Brunner, AXIS Design Group
Address 11104 SE Stark St
Portland, OR 97216
Telephone # (503) 284-0988
Email address: timb@axisdesigngroup.com

LEGAL OWNER (If Different than Applicant)

Name Stone Management, LLC
Address 153 Corral De Tierra Rd.
Salinas, CA 93908
Telephone # (541) 340-0645

PROPERTY INFORMATION

Address 2222 W 6th Street, The Dalles, OR 97058

Map and Tax Lot 2N 13E 33 CB 100

Size of Development Site Total Property Area: 4,45 Acres (197,615 SF); Area of Work: 12,780 SF

Zone District/Overlay General Commercial (CG) In City Limits: Yes X No _____

Comprehensive Plan Designation NA Geohazard Zone: Design Category D, Site Class D

PROJECT INFORMATION

New Construction Expansion/Alteration Change of Use Amend Approved Plan

Current Use of Property Auto Dealership

Proposed Use of Property Auto Dealership

Briefly Explain the Project The proposal involves the construction of a new 4,660 SF showroom building.

PROPOSED BUILDING(S) FOOTPRINT SIZE (in square feet) 4,660 SF

PARKING INFORMATION

Total Number of Spaces Proposed 10 plus 1 van accessible space (11 total)

Square Footage of Parking Lot Landscaping Proposed 372 SF

LANDSCAPING INFORMATION

Total Square Footage Landscaping Proposed 947 SF Percent of Landscaping Irrigated 100%

ECONOMIC DEVELOPMENT INFORMATION

Proposed Project is located in the Enterprise Zone

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

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

Signature of Applicant

Date

Signature of Property Owner* or Owners Agent

Robert L. Stone 12-15-15
Date

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

NOTE: This application must be accompanied by the information required in Section 3.030: Site Plan Review, contained in Ordinance No. 98-1222, The City of The Dalles Land Use and Development Ordinance.

PLANS REQUIRED:

At least 15 copies of concept site plan.

At least one 11 x 17 concept site plan.

4 copies detailed landscape plans

4 full size copies construction detail plans

SITE INFORMATION:

ADDRESS: 2222 W 6TH STREET
 ZONE: GENERAL COMMERCIAL
 ADJACENT PROPERTIES: GENERAL COMMERCIAL

SITE STATISTICS:

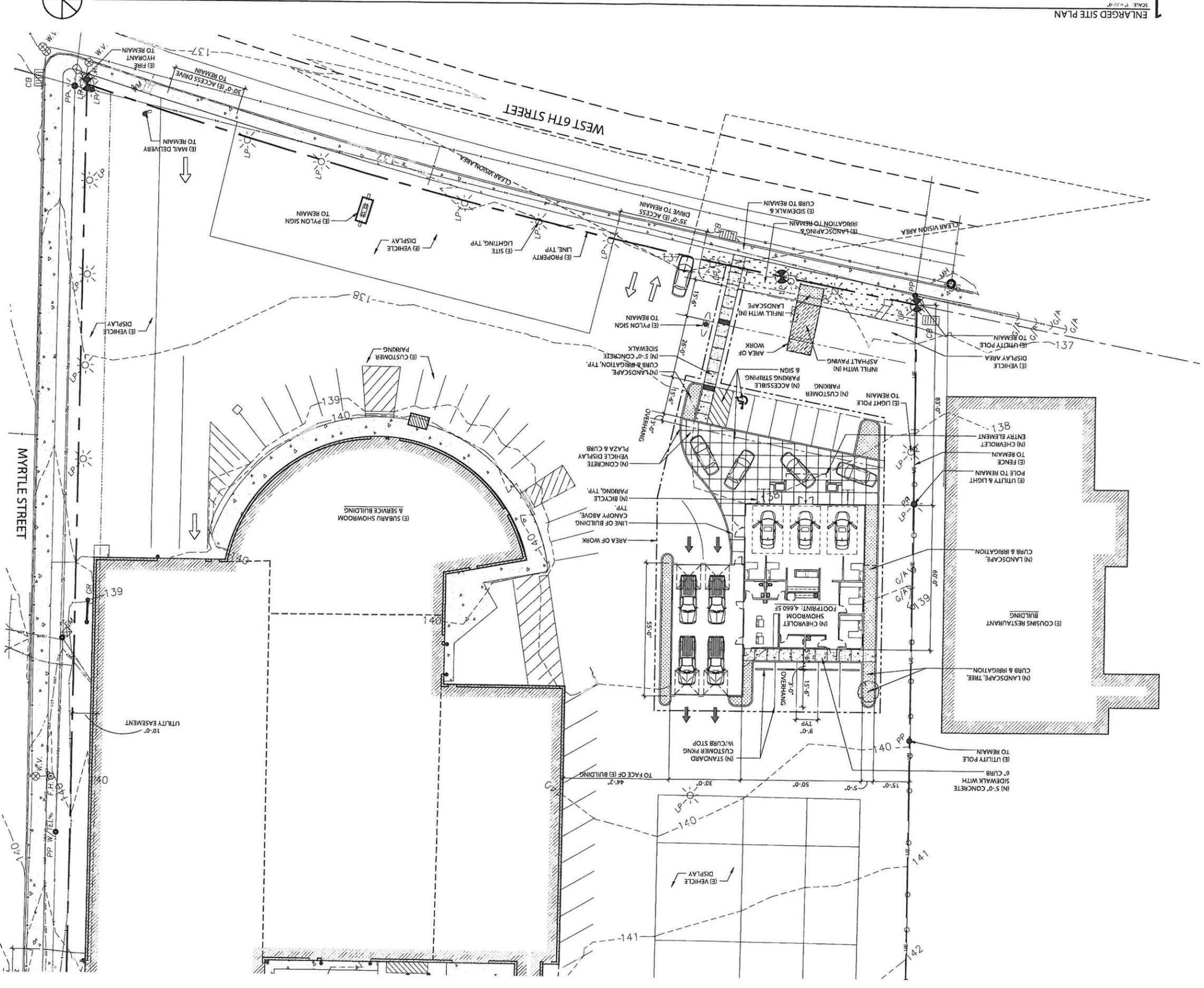
TOTAL SITE AREA:	198,225 SF	4.26 ACRES	100%
AREA OF WORK:	12,780 SF		
(N) BUILDING	4,660 SF	36.5%	
(N) HARDSCAPE	7,173 SF	56.1%	
(N) LANDSCAPE	947 SF	7.4%	
REQUIRED LANDSCAPE:	4,660(20) = 932 SF		
PROVIDED:	947 SF		
(20% BUILDING)	4,660(20) = 932 SF		
PROVIDED:	1,795 (10) = 180 SF		
(10% PARKING)	1,795 (10) = 180 SF		
PROVIDED:	947 SF		
REQUIRED: 1 TREE PER 12 SPACES = 1 TREE			
PROVIDED:	1 TREE		

PARKING STATISTICS:

REQUIRED AUTO PARKING SPACES:	12
(1) PER 1,000 OF SITE AREA	
10% REDUCTION	11
(2) ADDITIONAL BICYCLE	9
TOTAL AUTO PARKING SPACES REQUIRED	9
(30% COMPACT SPACES ALLOWED)	
TOTAL AUTO PARKING SPACES PROVIDED	10
(PLUS 1 VAN ACCESSIBLE SPACE)	
REQUIRED BICYCLE PARKING SPACES	2
(2) ADDITIONAL BICYCLE	(+2)
TOTAL BICYCLE PARKING SPACES PROVIDED	4

SITE PLAN LEGEND:

- (E) PROPERTY LINE
- (E) FENCE
- (E) TOPO CONTOUR
- (E) BUILDING (N.I.C.)
- (E) WATER
- (E) GAS
- (E) SANITARY SEWER
- (E) STORM DRAINAGE
- (E) OVERHEAD ELECTRIC
- (E) UNDERGROUND ELECTRIC
- (E) UNDERGROUND TELEPHONE
- LP (E) LIGHT POLE
- PP (E) POWER POLE
- TR (E) TELEPHONE RISER
- G/A (E) GUY WIRE ANCHOR
- GR (E) GAS RISER
- CB (E) CATCH BASIN
- MH (E) MANHOLE
- CO (E) CLEAN OUT
- F.H. (E) FIRE HYDRANT
- W.V. (E) WATER VALVE
- W.M. (E) WATER METER
- (E) BOLLARD
- (E) TREES / SHRUBS
- (N) TREES
- (E) LANDSCAPING
- (N) LANDSCAPING
- (E) CONCRETE
- (N) CONCRETE



ENLARGED SITE PLAN
 SCALE: 1" = 20'-0"

A-102
 HALF-SIZE

SHEET NO.		
ENLARGED SITE PLAN		
DATE: 12.22.2015		
ISSUED FOR: PRE-APP		
JOB NO.: 15-034		
CHECKED BY: TRB		
DRAWN BY: KJK		
NO.	Description	Date

**TONKIN CHEVROLET
 BUICK / GMC**
 2222 W 6TH STREET
 THE DALLES, OR 97058

DESIGN GROUP
 ARCHITECTURE & ENGINEERING, INC.
 1104 S.E. STARK STREET
 PORTLAND, OR 97216
 T: 503.284.0988 | F: 503.546.9276

PRELIMINARY
 NOT FOR
 CONSTRUCTION

14694
Work Order No.

1 OF 1
SHEET

REGISTRATION
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50000
EXPIRES: 12/31/2015

TEC
PH. 541-296-9177

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
3775 CRATES WAY
THE DALLES, OREGON 97058
PAX 541-296-6657

SITE TOPOGRAPHY PLAN

FOR
SEBCO, LLC, dba TONKIN DEALERSHIPS
TAX LOTS 2N-13E-33CD 100 AND 200
LOT 8, EAST CASCADE FIRST ADDITION
IN THE NW1/4, SW1/4 SECTION 33, TWP. 2 N., RANGE 13 E., W.M.
CITY OF THE DALLES, WASCO COUNTY, OREGON

Plot Date: 12/18/2015 9:40 AM

Design: T.E.C.
DWG. No. 12/18/2015
Date: 12/18/2015
Work Order No. 14694
Scale 1"=30'

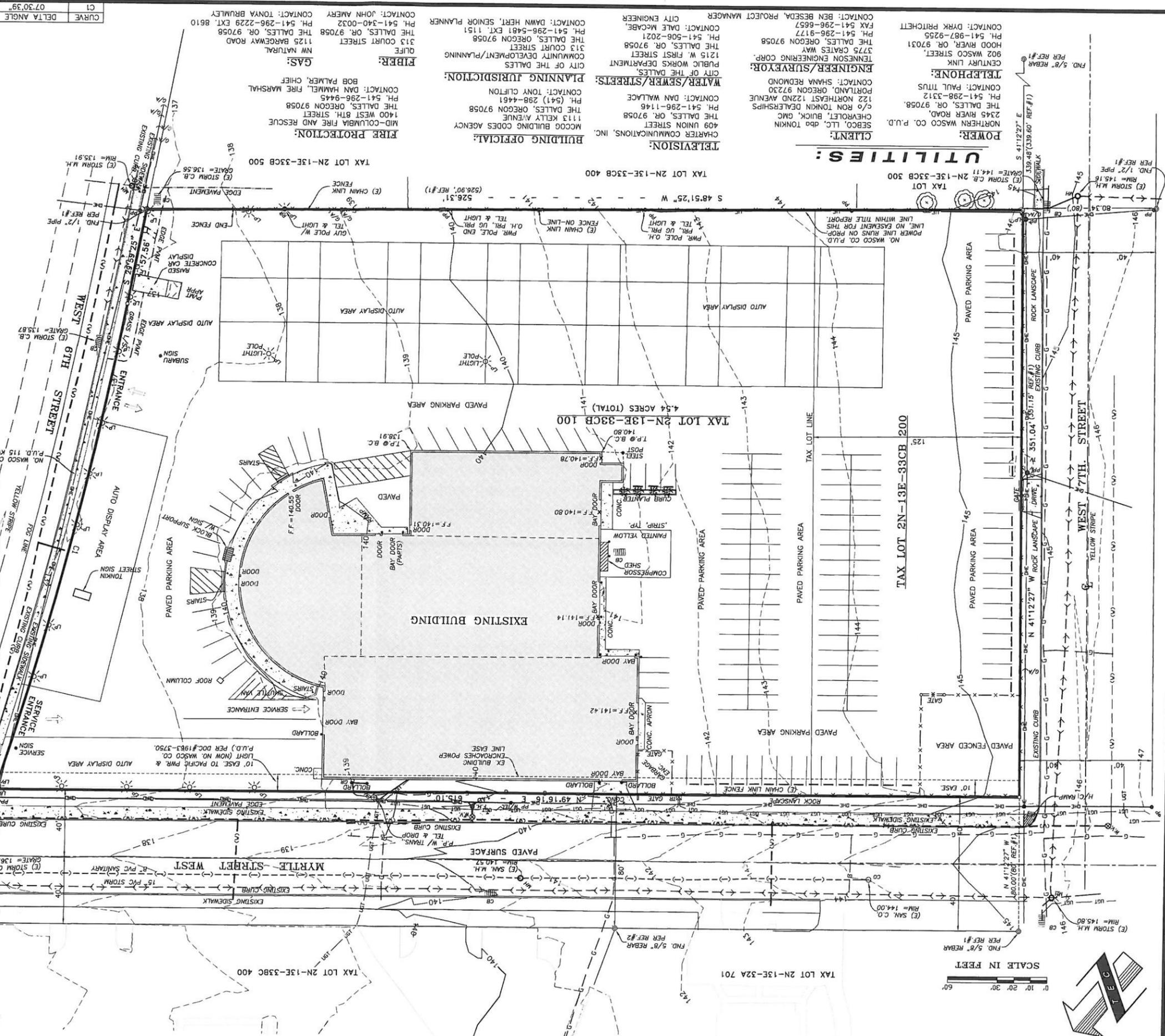
Survey: T.E.C.
S.D.H.

CI	07.30.39"	2291.83'	300.44'	150.43'	N 2614.05' W	300.22'
CURVE DELTA ANGLE RADIUS ARC LENGTH TANGENT CHORD BEARING CHORD LENGTH						

- NOTES:**
1. BEARINGS BASED ON THE PLAT OF THE DALLES COMMERCIAL PARK BY TENSON ENGINEERING CORP. DATE 12/18/2015.
 2. EXISTING UTILITY FACILITIES SHOWN ARE BASED ON FIELD TIES TO VISIBLE STRUCTURES AND UTILITY PROVIDER PAINT LINES TO BELOW.
 3. FIELD WORK COMPLETED ON DECEMBER 7TH & 8TH, 2015. ELEVATIONS SHOWN ARE NAVD 88 BY GPS OBSERVATION. CONTOUR INTERVAL SHOWN IS ONE-HALF FOOT.
 4. THE PROPERTY BOUNDARY SHOWN HEREON IS SURVEY GRADE AND SUITABLE TO RELY ON FOR SITE DESIGN. MISSING PROPERTY CORNERS WERE NOT MONUMENTED. THE MAP WAS NOT FILED WITH THE WASCO COUNTY SURVEYORS OFFICE.
 5. TITLE REPORT LISTS THE PROPERTY AS SUBJECT TO EASEMENTS TO PACIFIC POWER & LIGHT (NOW NORTHERN WASCO CO. P.U.D.) PER BOOK 114, PAGE 534 AND BOOK 114, PAGE 573. THESE EASEMENTS APPEAR TO REFLECT AN EARLIER ROUTE OF THE EXISTING 115 KV LINE RUNNING ON THE MYRTLE AND 6TH STREET FRONTS. THE EASEMENTS AS DESCRIBED WOULD RUN THROUGH THE EXISTING BUILDING.
 6. THE SUBJECT PROPERTY IS VESTED IN STONE MANAGEMENT, LLC.

- LEGEND:**
- MANHOLE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - CATCH BASIN
 - CLEAN OUT
 - EXISTING WATER LINE
 - FIRE HYDRANT
 - WATER VALVE
 - BLOW-OFF VALVE
 - NATURAL GAS LINE
 - JOINT UTILITY TRENCH
 - OVERHEAD TELEPHONE CABLE
 - UNDERGROUND TELEPHONE CABLE
 - FIBER OPTIC TELEPHONE CABLE
 - CABLE TELEVISION LINE
 - OVERHEAD ELECTRIC POWER LINE
 - UNDERGROUND ELECTRIC POWER LINE
 - EXISTING LIGHT POLE
 - EXISTING FENCE LINE
 - TR = TELEPHONE RISER
 - EM = ELECTRICAL METER
 - WM = WATER METER
 - EXISTING CONTOUR LINE

- REFERENCES:**
- 1) PLAT OF EAST CASCADE FIRST ADD. BY J.E. WILSON, PLS 119 RECORDED JUNE 4, 1965 SLIDE A-060
 - 2) PLAT OF DALLES COMMERCIAL PARK FOR RAYMOND E. SCHULTENS BY GARY M. BURFORD AND ASSOC. FILED OCTOBER 29, 1979 MINOR PARTITION 76-0018 C.S. #15-12
 - 3) SURVEY OF PROPERTY LINE ADJ. FOR HOSPICE OF THE COORGE BY TENNESON ENGINEERING CORP. W.O. #12390, FILED DECEMBER 20, 2007 C.S. #15-093
 - 4) TOPOGRAPHIC SURVEY FOR PORT DALLES MISSAN, A PORTION OF TAX LOT 02N-13E-33BC 400 BY TENNESON ENGINEERING CORP. W.O. #14319, MAY 1, 2015



- UTILITIES:**
- POWER:** SEBCO, LLC, dba TONKIN NORTHERN WASCO CO. P.U.D. THE DALLES, OR, 97058. PH. 541-298-3312. CONTACT: PAUL TITUS.
 - TELEPHONE:** CENTURY LINK 902 W. WASCOS STREET, THE DALLES, OR, 97058. PH. 541-987-9255. CONTACT: DYRK PRITCHETT.
 - ENGINEER/SURVEYOR:** TENNESON ENGINEERING CORP. 3775 CRATES WAY, THE DALLES, OREGON 97058. PH. 541-296-6657. FAX 541-296-6657. CONTACT: BEN BESEDA, PROJECT MANAGER.
 - PLANNING JURISDICTION:** CITY OF THE DALLES COMMUNITY DEVELOPMENT/PLANNING 313 COURT STREET, THE DALLES, OR, 97058. PH. 541-296-5481 EXT. 1151. CONTACT: DAWN HERTI, SENIOR PLANNER.
 - WATER/SEWER/STREETS:** PUBLIC WORKS DEPARTMENT 1215 W. FIRST STREET, THE DALLES, OR, 97058. PH. 541-506-2021. CONTACT: DALE McCABE, CITY ENGINEER.
 - BUILDING OFFICIAL:** MCCOG BUILDING CODES AGENCY 1113 KELLY AVENUE, THE DALLES, OREGON 97058. PH. (541) 298-4461. CONTACT: TOMY CLIFTON.
 - FIRE PROTECTION:** MFD-COLUMBIA FIRE AND RESCUE 1400 WEST 8TH STREET, THE DALLES, OREGON 97058. PH. 541-236-9449. CONTACT: DAN HAMEL, FIRE MARSHAL.
 - FIBER:** QUIFE 313 COURT STREET, THE DALLES, OR, 97058. PH. 541-340-0032. CONTACT: JOHN AMERY.
 - GAS:** NW NATURAL 1125 BARGEWAY ROAD, THE DALLES, OR, 97058. PH. 541-296-2229 EXT. 8610. CONTACT: TONYA BRUMLEY.

City of The Dalles
STAFF REPORT

Site Plan Review No. 435-16

Axis Design Group for Tonkin Motors

Prepared by: Nick Kraemer, Associate Planner

Procedure Type: Quasi-Judicial Action

Hearing Date: February 4, 2016

Assessor's Map: Township 2 North, Range 13 East, Map 33CB

Tax Lot: 100

Address: 2222 West 6th Street

Property Owner: Stone Management, LLC

Comprehensive Plan Designation: "C" Commercial

Zoning District: "CG" General Commercial

City Limits (I/O): Inside City Limits

SYNOPSIS: AXIS Design has applied on behalf of Tonkin Motors to construct a new 4,660 square foot single-story Chevrolet show room building. The building will serve as the new showroom for Tonkin Chevrolet/Buick/GMC and include support offices, customer lounge space, and an enclosed service write-up drive. The work will also include site upgrades to include a new display plaza, customer parking, bicycle parking, landscaping, and a pedestrian connection to the existing public sidewalk along the frontage. Finally this application proposes the relocation of two existing free-standing sign structures along the frontage. The existing property is 197,615 SF (4.45 acres) and contains one existing 10'-0" wide BPA easement along the North West boundary. Adjacent to this easement there is an existing approximately 36,900 SF building used as a Subaru auto dealership and service department, and associated business office support spaces. This building is to remain. At the Site Team Meeting in December, City Planning Staff indicated that sidewalks and a new drive approach will be required to be installed along the West 7th Street as a condition of approval. The applicant has indicated that they do not agree with this decision and that is why the decision has been brought to the Planning Commission.

NOTIFICATION: Property owners within 300 feet, City Departments, Franchise Utilities, Oregon Department of Transportation, and Wasco County Roads Department.

COMMENTS RECEIVED:

Property Owner/Public Comments:

Axis Design Group sent a letter (attached) that explains their objection to the sidewalk installation requirements.

Site Team (December 31, 2015): Site Team met and the comments have been included.

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

A. LAND USE AND DEVELOPMENT ORDINANCE 98-1222:

Section 3.010.040, Applications:

Subsection B. Completeness. *An application shall be considered complete when it contains the information required by this Ordinance, addresses the appropriate criteria for review and approval of the request, and is accompanied by the required fee, unless waived by the City Council per Section 1.120: Fees of this Ordinance. Complete applications shall be signed and dated by the Director.*

FINDING A-1: This application was found to be complete on January 7, 2016. The 120-day state mandated decision deadline is May 5, 2016.

Section 3.020.050, Quasi-Judicial Actions:

Subsection A. Decision Types. (1)Site Plan Review:

FINDING A-2: This application is for Site Plan Review.

Subsection 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 A-3: This staff report will detail criteria and standards relevant to a decision, all facts will be stated, and explanations will be given. This will be detailed through a series of findings related directly to relevant sections and subsections of the ordinance.

Section 3.030.020 Review Procedures:

Subsection B. Applications. *Site Plan Review applications shall be accompanied by at least 15 copies of the concept site plan...*

FINDING A-4: The required plans have been submitted. Criterion met.

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-5: 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-6: Adequate capacity exists for facilities including water, storm sewer, and streets. The project site currently has sidewalks installed along the frontage of West 6th Street and Myrtle Street. The frontage along West 7th Street does not currently have sidewalks, but the abutting property to the East has sidewalks installed. West 7th Street is classified as a Collector Street in the City of The Dalles Transportation System Plan and Collector Streets are required to have sidewalks that are a minimum of 5’ wide. Section 10.030 – Improvements with Required with Development states that the “construction, installation, placement or addition of a dwelling unit on a lot...shall initiate the requirement of full public improvements...” The proposed development is considered an addition and therefore triggers the installation of sidewalks along West 7th Street. The area of the “addition” is on a separate tax lot that does not have frontage along West 7th Street, however the car dealership clearly operates as a single business across both of these tax lots and therefore the public improvements are required to be installed at this time. The applicant also argued in the attached letter that other aspects of the property are “non-conforming” and they shouldn’t be required to bring all items into compliance with LUDO. Staff agrees that other items are non-conforming, but the installation of required public improvements is triggered by major additions and has nothing to do with nonconforming use status. The letter from the applicant also states that it is not safe or desirable for pedestrians to access the site from West 7th Street. Staff is not requiring that a new public access be created along West 7th Street – but that sidewalks are installed along the entire frontage and that the existing drive approach be upgraded to meet City and ADA specifications. The security fencing and gate will be allowed to remain. Staff is primarily concerned about pedestrian safety along all public streets and there are very limited opportunities to require these improvements – this is one of those opportunities. These requirements will be included as conditions of approval. Criterion met with conditions.

C. Arrangement of Site Elements.

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

FINDING A-7: Pedestrian and bicycle safety is promoted by the separation of pedestrians from vehicular uses via walkways that connect to the sidewalk along West 6th Street. Bicycle parking for two bikes is shown on the site plan. It is highly recommended that the existing drive approaches be upgraded to meet City and ADA specifications, which would improve both pedestrian and vehicular safety for the project site.

The applicant’s Site Plan indicates that vehicular traffic will be controlled by utilizing existing access driveways, onsite traffic signage, and raised curbs in the parking and

circulation area. These factors combine to ensure the safety and welfare of vehicular users at the proposed development. Criterion met with conditions.

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

FINDING A-8: There are no public amenities or significant natural features that currently exist at the project site. Criterion is not applicable.

3. *Avoid traffic congestion.*

FINDING A-9: Onsite traffic congestion is avoided by utilizing existing driveways and onsite traffic signage that will control vehicle movements.

Offsite traffic congestion is avoided by utilizing existing driveways on West 6th Street and Myrtle. The existing driveways meet spacing standards and do not interfere with the nearby intersection of Myrtle and W 6th Street. In addition, the site is connected to the sidewalk along two frontages and bike parking is included with the development to encourage other modes of transportation to the site. Criterion met.

4. *Minimize potential adverse impacts on surrounding properties.*

FINDING A-10: The proposed use 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. Criterion will be addressed as a condition of approval.

D. *Lighting. Proposed lighting shall not directly illuminate adjoining properties.*

FINDING A-11: General lighting of the parking areas and the buildings will need to be shown on a Site Lighting Diagram. Lighting is not allowed to illuminate adjoining properties and shall not exceed the maximum lumens allowed at the property line. Criterion met with conditions.

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-12: 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-13: City Staff recommends that the sidewalk and drive approach improvements required along West 7th as a condition of approval be installed as a part of the proposed development. The adjacent property to the East already has sidewalks and there are no immediate plans to make other street improvements along this section of West 7th Street, so sidewalks should be installed at this point in time. Criterion will be addressed as a condition of approval.

Section 5.060.020 Permitted Uses

A. Primary Uses Permitted Outright

2. *Automobile repair, sales and service, including rental agencies, service stations, and detailing...*

FINDING A-14: As indicated on the application submitted by the applicant, the proposed use is the expansion of an auto dealership. The use is therefore allowed in the zone. The proposal does not involve a body shop, auto painting, or machine shop which would require being processed as a conditional use per this code. Criterion met.

Section 5.060.040 Development Standards:

The following table specifies Commercial development standards applicable to this application.

General Commercial	Standard	Proposal	Meets Requirements
Lot Size	<i>10,000 sq. ft. minimum</i>	Existing lot	Yes, existing lot.
Setbacks	Front and Side Yard: <i>None, except 10 ft. on corner lots and 15 ft. where bordering a residential district.</i> Rear Yard: <i>5 ft. minimum, 15 ft. min. where bordering a residential district.</i>	Front: 83± feet Side: 20+ feet Rear: 300± feet	Yes – none required.
Building Height	<i>55 ft. maximum</i>	Proposed structures is 22 feet.	Yes
Building Orientation	<i>New buildings shall be oriented primarily toward a street or designated accessway. Building orientation shall include an entrance.</i>	Proposed buildings are oriented towards W 6th Street	Yes
Pedestrian Access	<i>All building entrances shall have a clear pedestrian connection to the street/sidewalk in accordance with subsection 5.050.060{C}: Pedestrian Walkways</i>	Detailed below.	Detailed below.
Off-Street Parking	<i>Auto Sales 1 (min) spaces per 1000 sf floor area—1.5 (max). & Bicycle spaces @ .2 per 1000 sf floor area.</i>	The proposed development showroom is 4,660 square and 10 parking spaces as well as 1 handicap accessible space are provided 2 bicycle parking spaces are shown on the plan.	Yes. Automotive and bicycle parking requirements are met.
Landscaping	<i>Detailed Below</i>	Detailed Below	Detailed Below

FINDING A-15: This proposal meets the development standards listed in the table above. Criterion met.

Section 5.060.050 Design Standards:

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 accessways using at-grade distinctive paving materials or other appropriate surfaces which contrast visually with adjoining surfaces. Walkways, including driveway and accessway 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-16: A pedestrian walkway is provided from the existing sidewalk on West 6th Street to the site. The path provided is safe and direct, and does not involve crossing driveways or other vehicular circulation paths. New sidewalks will also be provided around the new building that will provide pedestrian access to all exterior doors. Bumper overhang requirements are shown as being met on the plans. All pedestrian walkways will meet current ADA standards. The construction detail plans reflect the types of materials and/or markings that will be used on the internal walkways. It is highly recommended that the existing drive approaches along West 6th Street and Myrtle Street be upgraded to meet City and ADA specifications. Criterion met.

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-17: The “CG” Commercial General zone requires that landscaping be 20% of the total footprint of all buildings. The total square footage of all the proposed buildings is 4,660 square feet. Therefore, the minimum landscaping requirement is 932 square feet. The applicant shows plans for 947 square feet of landscaping on site with a proposal for it to be 100 percent irrigated. In addition, the site plan shows that the existing landscaping along West 6th Street will remain. If the proper backflow prevention system is not currently installed on the irrigation system that is connected to the existing Dealership, the proper backflow prevention system must be installed as a condition of approval. A detailed landscape plan showing size and type of plantings will need to be submitted – this will be addressed as a condition of approval. The plantings meet the requirements set forth in the ordinance. Final review and approval of the landscaping plans will be included with the building permit application. 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 accessways) 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, accessways, 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-18: The general parking lot landscaping meets the requirements. The submitted detailed landscape plan shows the required plantings. The site plan clearly identifies areas meant for parking and areas meant for display. The Commercial General zone requires that one tree be planted per twelve parking spaces, the plan shows 1 tree, which meets requirements. The Proposed Site Plan shows locations of proposed planting bays. The bays are provided at the ends of parking rows and are a

minimum of 9'-0" wide and 180 square feet bordered by concrete curbs. 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, shall be required to install an oil/water separator to treat storm water capture before discharging to the storm water system. The separator design and maintenance schedule shall be approved by the City Engineer. (Note: See City Ordinance number 97-1213, Sewer Regulations and Ordinance number 96-1205, Pretreatment.)

FINDING A-19: The proposed development occurs on an existing site and Staff needs more information from the applicant about how stormwater is currently managed. An oil-water separator may be required to be installed if the stormwater is not collected/treated on-site. The proposed development will not increase the impervious surface more than what currently exists. Criteria met with conditions.

Section 7.030.090 Drainage: *Adequate drainage facilities shall be provided to dispose of the runoff generated by impervious surfaces of the parking area. (Roof drains shall connect directly to the storm system, and shall not flow onto parking surfaces.) Provisions shall be made for the on-site collection of drainage waters to eliminate sheet flow of such waters onto sidewalks, public rights-of-way, and abutting private property. Storm water pretreatment shall be required per the provisions of Section 7.020.090: Storm Water Pretreatment.*

FINDING A-20: As detailed in the previous finding, the applicant needs to provide more information about the existing stormwater management system and detail how the proposed development will connect to the existing system. Criteria met with conditions.

Section 7.030.110 Refuse Collection *Where refuse collection is provided in, or adjacent to a parking area the following shall be required:*

- A. *Screening.* Refuse storage facilities shall be screened by a solid wall, fence, evergreen hedge, or a combination of these methods. Screening shall be designed to screen the refuse storage area from streets, accessways, and adjacent properties.

FINDING A-21: The proposed facility will utilize existing refuse collection facilities that are provided at the Subaru Building on the same parcel. Criterion met.

Section 6.050 Access Management

Subsection 6.050.030 General Requirements

- A. **Unified Access and Circulation** *In the interest of promoting unified access and circulation systems, development sites under the same ownership or consolidated for the purposes of development and comprised of more than one building site shall not be considered separate properties in relation to the access standards of this Ordinance. The number of connections permitted shall be the minimum number necessary to provide reasonable access to these properties, not the maximum available for that frontage. All necessary easements, agreements, and stipulations required by this Section shall be met. The owner and all lessees within the affected*

area are responsible for compliance with the requirements of this Ordinance and **both** shall be cited for any violation.

FINDING A-25: No modifications are being proposed to existing access drives. Criterion met.

B. Connectivity *The street system of any proposed development shall be designed to coordinate with existing, proposed, and planned streets outside of the development. Where required by the approving authority, public street improvements may be required through a development site to provide for the logical extension of an existing street network or to connect a site with a nearby neighborhood activity center, such as a school or park. Where this creates a land division incidental to the development, a land partition shall be completed, per the provisions of Section 9.030: Partitions, Minor Replats, and Lot Line Adjustments, concurrent with the development.*

FINDING A-26: No public streets through the site are proposed, and are not necessary to serve the needs of the development or of the public interest. This section is therefore not applicable.

E. Emergency Access *All development shall be arranged on site so as to provide safe and convenient access for emergency vehicles.*

FINDING A-27: All driveways and drive aisles meet the minimum width necessary for maneuvering by emergency vehicles. Criterion met.

Section 6.060 Driveway and Entrance Standards

6.060.020 General Standards *No approach/entrance shall be built closer than 5 feet to any property line except as authorized below in Subsection 6.060.050: Shared Driveways. The length of driveways shall be designed to accommodate the anticipated storage length for entering and exiting vehicles to prevent vehicles from backing up into the flow of traffic on a public street or causing unsafe conflicts with on-site circulation...*

FINDING A-28: Two existing driveway access points occur along West 6th Street. No modifications are proposed with this application. The Existing drives are 30' and 35' wide respectively, two-way, and connect at right angle intersections with West 6th Street. The proposed development allows for forward-in and forward-out for vehicle access through existing drives. All proposed parking spaces will allow adequate backing and turning space on site without occurring within the street right-of-way. City Staff highly recommends upgrading the existing drive approaches to meet City and ADA standards. Criterion met.

Section 6.100 Vision Clearance

6.100.040 Clear Vision Requirements *Vision clearance areas shall contain no plantings, fences, walls, screens, structures, or permanent or temporary obstructions exceeding 24 inches in height, measured from the top of the pavement, with the following exceptions:*

- A. Trees. *Trees are allowed in the clear vision area only when all branches and foliage are removed from the trunk to a height of 8 feet above the top of the curb.*
- B. Other. *Traffic control devices, street lights, signs erected for public safety,*

and utility installations meeting the approval of the City Engineer.

FINDING A-29: A review of the applicant's Site Plan indicates that no obstructions are proposed for the required clear vision areas for the abutting streets. Criterion met.

B. Conclusion:

The above findings demonstrate substantial compliance with both the Land Use and Development ordinance and the Comprehensive Plan. Conditions are added at the end of this document to provide compliance with City ordinances.

C. Conditions of Approval:

1. Proposed development and final detailed construction plans will be required to be reviewed and approved by the City Engineer per established standards.
2. All onsite and offsite improvements must be installed by the applicant in accordance with the Land Use Development Ordinance and the AWPAs 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. Prior to the start of any work being started, the City requires that a pre-construction meeting be held with the applicant, the City Engineer, and the Development Inspector.
4. Sidewalks must be installed along the entire frontage of West 7th Street and the existing drive approach along West 7th must be upgraded to meet City and ADA specifications.
5. A Photometric Lighting Plan that meets LUDO requirements must be provided at the time of the building permit.
6. Signs will be applied for under a separate permit.
7. If the proper backflow prevention system is not installed on the existing irrigation system, the proper backflow prevention system must be installed.
8. A Physical Constraints Permit will be required for the excavation on-site. An erosion and dust control plan with need to be submitted for construction and be included in the detailed drawings.
9. Prior to the issuance of building permits, the applicant shall submit a completed Wastewater Survey Questionnaire to City Planning.
10. 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.



RESOLUTION NO. P.C. 549-16

Adopting Site Plan Review Application #435-16 of Tonkin Chevrolet Buick/GMC, to gain approval to build a new 4,660 square foot car showroom. The property is located at 2222 W. 6th Street and is further described as 2N-13E-33 CB 100 and is zoned “CG” – General Commercial.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on February 4, 2016 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 #435-16 and the minutes of February 4, 2016 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 #435-16 is hereby approved with the following conditions of approval:
 - 1. Proposed development and final detailed construction plans will be required to be reviewed and approved by the City Engineer per established standards.
 - 2. All onsite and offsite improvements must be installed by the applicant in accordance with the Land Use Development Ordinance and the AWPAs 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. Prior to the start of any work being started, the City requires that a pre-construction meeting be held with the applicant, the City Engineer, and the Development Inspector.
 - 4. Sidewalks must be installed along the entire frontage of West 7th Street and the existing drive approach along West 7th must be upgraded to meet City and ADA specifications.
 - 5. A Photometric Lighting Plan that meets LUDO requirements must be provided at the time of the building permit.
 - 6. Signs will be applied for under a separate permit.
 - 7. If the proper backflow prevention system is not installed on the existing irrigation system, the proper backflow prevention system must be installed.
 - 8. A Physical Constraints Permit will be required for the excavation on-site. An erosion and dust control plan with need to be submitted for construction and be included in the detailed drawings.

9. Prior to the issuance of building permits, the applicant shall submit a completed Wastewater Survey Questionnaire to City Planning.
10. 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.

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 4th DAY OF FEBRUARY, 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 4th day of February, 2016.

AYES:

NAYS:

ABSENT:

ABSTAIN:

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



January 27, 2016

City of The Dalles
Planning Department
Attn: Nick Kraemer
313 Court Street
The Dalles, OR 97058

**RE: Tonkin Chevrolet – 2222 West 6th Street
Sidewalk requirement along 7th Street**

Dear Mr. Kraemer,

Please find below our response narrative to the City's request to install a sidewalk along the frontage of 7th Street with the proposed development.

Based on the City of The Dalles Land Use and Development Ordinance:

10.030 – Improvements Required with Development – Timing of Improvements:

A. General. *Except sidewalks which are described below in Subsection (B), all improvements required by the standards in this Section shall be installed per the provisions of Section 9.040.060(H): Installation of Required Improvements. The construction, installation, placement, or addition of a dwelling unit on a lot, including one that replaces another dwelling or structure, shall initiate the requirement of full public improvements, including street, curb, sidewalk, and storm sewer, except when the existing dwelling is destroyed by an act of God and the replacement dwelling has no more than 110% of the total square footage of the original.*

- Because the proposed development site is nonconforming, we have outlined an area of work that will be brought up to code regarding landscaping, parking, lighting, and pedestrian access to the public right-of-way.
- The frontage along 7th Street is approximately 375'-0" west of the proposed area of development on a separate tax lot.
- Because the frontage of 7th Street is nonconforming, it is considered a nonconforming condition of the development site.
- Many aspects of the site are nonconforming, and we feel the requirement to install a sidewalk along 7th Street to be disproportionate and not applicable to the proposed development.
- The tax lot fronting 7th Street is not required for the proposed development to meet the standards of the code.
- We agree both tax lots are part of the same property, however, it seems more reasonable to require frontage improvements at a future time when development occurs on that tax lot.
- Because the tax lot fronting 7th Street is underutilized, the existing access drive is gated and the frontage is fenced for security purposes.
- It is neither desirable nor safe for pedestrians to access the rear of the property at this time given the proposed development.

January 27, 2016

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TONKIN CHEVROLET/BUICK/GMC

2222 West 6th St
The Dalles, OR 97058



NEW CONSTRUCTION

Site Plan Review

January 28, 2016



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Introduction to Development Project

I. GENERAL INFORMATION:

<i>Applicant:</i>	AXIS Design Group Architecture + Engineering, Inc. Attn: Tim Brunner 11104 SE Stark Street Portland, Oregon 97216 Phone: (503) 284-0988 Fax: (503) 546-9276 Email: timb@axisdesigngroup.com
<i>Owner:</i>	Stone Management, LLC 153 Corral De Tierra Road Salinas, CA 93908
<i>Project Location:</i>	2222 West 6 th Street The Dalles, OR 97058
<i>Application Type:</i>	Site Plan Review
<i>Map and Tax Lot:</i>	2N 13E 33 CB 100
<i>Site Size:</i>	Total Property Area: 198,725 SF (4.45 acres) Area of Work: 11,935 SF
<i>Use:</i>	Auto Dealership
<i>Zoning:</i>	GC (General Commercial)

II. EXISTING CONDITIONS:

The site for the proposed development is located at 2222 West 6th Street. The existing property is 197,615 SF (4.45 acres) and contains one existing 10'-0" wide BPA easement along the North West boundary. Adjacent to this easement there is an existing approximately 36,900 SF building used as a Subaru auto dealership and service department, and associated business office support spaces. This building is to remain.

III. PROPOSED DEVELOPMENT:

The scope of work for the proposed development includes the construction of a new 4,660 building fronting West 6th Street. The building will serve as the new showroom for Tonkin Chevrolet/Buick/GMC and include support offices, customer lounge space, and an enclosed service write-up drive. The work will also include site upgrades to include a new display plaza, customer parking, bicycle parking, landscaping, and a pedestrian connection to the existing public sidewalk along the frontage. Finally this application proposes the relocation of two existing free-standing sign structures along the frontage. These signs will essentially switch locations with each other to accurately represent the business associated with each.

CHAPTER 5: ZONE DISTRICT REGULATIONS

5.060.000 CG – General Commercial District

5.060.020: PERMITTED USES

According to 5.060.020 – Permitted Uses:

- A. *Primary Uses Permitted Outright. The following primary uses shall be subject to the provisions of Section 3.030: Site Plan Review, and all other applicable requirements of this and other City Ordinances:*
 2. *Automobile repair, sales and services, including rental agencies, service stations, and detailing (excluding body shops, auto painting, and machine shops which shall be processed as conditional uses per Subsection 5.070.030: Conditional Uses below). Uses are allowed only on site except during community events.*

Response: The proposed use, automobile sales, is permitted outright. The proposal does not involve a body shop, auto painting, or machine shop that would require being processed as conditional uses per this code.

5.060.040: DEVELOPMENT STANDARDS

According to 5.060.040 – Development Standards:

<i>Lot Size</i>	<i>10,000 sf minimum</i>
<i>Lot Width, Depth</i>	<i>No minimum, maximum</i>
<i>Setbacks – Front and Side Yard</i>	<i>None, except 10 ft on corner lots and 15ft where borders a residential district</i>
<i>Setbacks – Rear Yard</i>	<i>5 ft minimum, 15 ft minimum where borders a residential district</i>
<i>Building Height</i>	<i>55ft maximum, except 40ft maximum within 100 ft of a residential zone</i>
<i>Building Orientation</i>	<i>New buildings shall be oriented primarily toward a street or designated accessway. Building orientation shall include an entrance.</i>
<i>Pedestrian Access</i>	<i>All building entrances shall have a clear pedestrian connection to the street/sidewalk in accordance with Subsection 5.060.050(C): Pedestrian Walkways</i>
<i>Off Street Parking</i>	<i>See Chapter 7 – Parking Standards</i>
<i>Landscaping</i>	<i>See Section 6.010 – Landscaping Standards</i>
<i>Accessory Uses, Buildings/Structures</i>	<i>See Section 6.030 – Accessory Development</i>
<i>Access Management</i>	<i>See Section 6.050 – Access Management</i>

Response: The site exists and meets the required lot size.
 No front and side yard setbacks are required.
 The proposed building meets the required 5ft minimum setback for rear yard.
 The new building height will be 18 feet which is less than the 55 foot limit.
 The proposed building and its entrance is oriented toward West 6th Street which is the primary street.
 A new pedestrian access is proposed from the public sidewalk to the main entrance.
 Parking standards are addressed elsewhere in this application.

Landscaping standards are addressed elsewhere in this application.
No Accessory Development or Access Management alterations are proposed in this application.

5.060.050: DESIGN STANDARDS

According to 5.060.050 – Design Standards:

A. Exterior Elevations:

Exterior elevations of buildings 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.*

Response: See Exterior Elevations for proposed façade treatments.

The horizontal design features include a portal element at the main entrance that projects from the building façade creating wall articulation, aluminum storefront bays at the showroom; and material changes from glazing, metal composite material (MCM) panel systems, and prefinished metal siding.

Vertical façade features include a metal canopy at the main entrance, a deep soffit overhang at the showroom, and material transitions from MCM to glazing.

B. Entries:

1. *Commercial and Residential. Primary entries shall face a public street or designated access drive 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.*

Response: See Proposed Site Plan. The proposed primary building entrance will face W 6th Street. No doors are proposed to swing into the public rights-of-way. A new pedestrian connection will be provided linking the existing sidewalk along West 6th Street to the new primary building entrance.

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-ways. If adjacent to parking where vehicles overhang the walkway, then the walkway shall be to the City standard plus 2-1/2 feet in width for each side vehicles overhang. Walkways shall be distinguished from internal driveways and accessways using at-grade distinctive paving materials or other appropriate surfaces which contrast visually with adjoining surfaces. Walkways, including driveway and accessway 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.

Response: See Proposed Site Plan for locations of proposed pedestrian walkways. A new concrete walkway will connect the existing sidewalk along West 6th Street to the main building entrance. The path provided is safe and direct. Where the access crosses the vehicular circulation the path will be made of concrete to distinguish it from the surrounding asphalt. New sidewalks will also be provided around the new building that will provide pedestrian access to all exterior doors. Where vehicles are proposed to overhang the walkway, the bumper overhang will meet the requirement of Figure 7-1 in Section 7.030.130. All pedestrian walkways will meet current ADA standards.

5.060.060: EXCEPTIONS TO STANDARDS

According to 5.060.060 – Exceptions To Standards:

A. Pedestrian Access:

The following permitted and conditional uses may be exempted from the requirements for pedestrian access of this Ordinance (but may still be required to meet federal and state requirements) as follows:

1. *Automobile sales lots, however the sales lots must still provide for access to the sales lot from the sidewalk.*

Response: The proposed development is an auto dealership. Accessible pedestrian access will be provided to the vehicle sales lot.

CHAPTER 6: GENERAL REGULATIONS

6.010.000 Landscaping Standards

6.010.020: DEFINITION

According to 6.010.020 – Definition:

- A. *For the purposes of this Section and this Ordinance, unless otherwise specified, 'landscaping' shall mean a minimum of 40% of the required landscape area be planted with live plant material. Trees on the recommended tree list, which are 2.5 inch caliper 5 feet above the ground at time of planting shall each be considered to cover 250 square feet. Trees smaller than 2.5 inch caliper shall be considered to cover the area under the tree's drip line. Dry landscaping may cover up to 60% of the required landscape area. Dry landscaping shall not include crushed rock, pea gravel, or similar material as determined by the approving authority. Parking areas may require additional landscaping. See Section 7.030.040.*

Response: See Landscape Plans for proposed landscaping. Proposed parking area landscaping is addressed in Section 7.030.040 elsewhere in this application.

6.010.030: GENERAL PROVISIONS

According to 6.010.030 – General Provisions:

B. Landscaping 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. Requirements for detailed landscape plans are listed in Section 3.030.030(B): Detailed Landscape Plans. Building permits shall not be issued until the approving authority has determined the landscape plans comply with both the purpose and specific requirements of this Section.

Response: A Landscape Plan is included in this application.

C. Completion Prior To Occupancy. Except for landscaping for single family homes, all required landscaping and related improvements shall be completed, or financially guaranteed per the provisions of Subsection 9.040.060(I): Performance Guarantee prior to occupancy.

Response: This project does not include a single family home - All required landscape and related improvements will be completed prior to occupancy.

E. Maintenance. Appropriate care and maintenance of landscaping on-site and landscaping in the adjacent rights-of-way is the right and responsibility of the property owner, unless City ordinances specify otherwise for general public and safety reasons. All landscaping, buffering, and screening required by this Ordinance shall be maintained. If street trees or other plant materials do not survive or are removed, materials shall be replaced in kind by the developer or the party responsible for removing the trees and/or plant material.

Response: The owner accepts responsibility for the care and maintenance of the landscaping on-site and in the adjacent right-of-ways.

A. Parking Lot Landscaping. The landscaping requirements for parking lots are described in Subsection 7.030.040: Landscaping Requirements. Parking lot landscaping shall be required in addition to the landscaping requirements described in this Section.

Response: See Landscape Plans for proposed landscaping. See Section 7.030.040 for proposed parking lot landscaping.

B. Trees In Public Rights-of-Way. A City permit is required to plant, remove, significantly prune, top, or pollard any trees in a public right-of-way.

Response: No trees are proposed to be planted or removed from the public right-of-way in this application.

H. Preservation of Significant Trees. Significant tree specimens should be preserved to the greatest extent practical, and integrated into the design of a development. Trees of 14 inches or greater diameter measured at a height of 5 feet above grade are considered significant. Trees to be saved and methods of protection shall be indicated on the detailed planting plan submitted for approval. Existing trees may be considered preserved only if no cutting, filling, or compaction of the soil takes place between the trunk of the tree and the area 5 feet outside the tree's drip line, or if a plan for tree protection recommended by a certified arborist is adhered to. In addition, the tree shall be protected from damage during construction by a construction fence located 5 feet outside the drip line.

Response: No Significant Trees have been identified as existing on this site.

- I. Planters and Screen/Buffer Areas. Planters and screen/buffer areas used for required plantings shall have a minimum width, or diameter, of 5 feet (2.5 feet radius, inside dimensions). Where the curb or the edge of these areas are used as a tire stop for parking, the planter or buffer area shall be a minimum width of 7.5 feet.

Response: No screen/buffer is proposed under the scope of this project. The proposed planters at the ends of the parking area are a minimum 5'-0" wide.

- J. Irrigation Systems. Irrigation systems shall be required where necessary to assure survival of plant materials.

Response: See Landscape Plans for proposed irrigation system.

- K. Vision Clearance. In no case shall site obscuring shrubs, landscape features, conifer trees, fences exceeding 24 inches in height, or other screening be permitted within vision clearance areas of street or alley intersections, or where the City Engineer otherwise deems such plantings would endanger pedestrians and vehicles. See Section 6.100: Vision Clearance.

Response: While the property exists adjacent to the intersection of two streets the proposed area of work is not near this intersection therefore no proposed work will impact the existing vision clearance area.

- L. Fences. All fences over 4 feet in height shall require a permit. Permits for fences 6 feet or under in height shall not require a permit fee.

Response: No new fences are being proposed with this application.

6.010.060: STREET TREES

According to 6.010.060 – Street Trees:

- A. General. Street trees shall count toward the required landscape requirement. Street trees shall be planted and maintained in accordance with the following standards for all public street frontages, and along private street and accessways more than 150 feet long. Street trees shall be required in all zoning districts where there is a designated planting strip in the public right-of-way. Selection of species may be made from the recommended tree list provided by the Director.

Response: High-voltage power lines occur along the frontage of West 6th Street. Street trees would create a conflict along the frontage in front of the proposed dealership, therefore, none are proposed with this application.

- B. Spacing. Medium canopy trees shall be spaced a maximum of 30 feet on center, and large canopy trees shall be spaced a maximum of 50 feet on center.

Response: See response to Section 6.010.060(A).

- C. Planting Requirements. *Trees planted within 5 feet of permanent hard surface paving or walkways shall use special planting techniques and specifications approved by the public Works Director.*

Response: See response to Section 6.010.060(A).

- D. Fire Hydrants. *Clearance from fire hydrants shall be as specified in the Uniform Fire Code as adopted by the local fire protection district.*

Response: There is an existing fire hydrant at the corner of Myrtle Street and West 6th Street, however, no street trees are proposed in this area.

- E. Location. *Unless approved otherwise by the City Engineer, trees may not be planted:*
1. *Within 20 feet of street light standards.*
 2. *Within 10 feet of a public sanitary sewer, storm drainage or water line.*
 3. *In drainage ditch channels and flood ways.*
 4. *Within 10 feet of the top of retaining walls located in the public right-of-way.*
 5. *In vision clearance areas.*

Response: See response to Section 6.010.060(A).

- F. Public Safety. *Trees may not be planted in areas where the Director determines the trees may be a hazard to the public interest or general welfare.*

Response: See response to Section 6.010.060(A).

- G. Clearance. *Trees shall be pruned, by the property owner, to provide a minimum clearance of 9 feet above sidewalks and 14 feet above street and roadway surfaces.*

Response: See response to Section 6.010.060(A).

6.010.070: REQUIRED LANDSCAPING BY ZONE

According to 6.010.070 – Required Landscaping By Zone:

CG: Equal 20% of the first floor area of all structures minimum.

Response: Proposed landscaping will meet 20% of the first floor area of the proposed building. See Proposed Site Plan for landscaping calculations.

6.050.000 **Access Management**

6.050.030: GENERAL REQUIREMENTS

According to 6.050.030 – General Requirements:

- E. Emergency Access. *All development shall be arranged on site so as to provide safe and convenient access for emergency vehicles.*

Response: The site access drives exists and no change to them is proposed in this application. The proposed development will not affect access to the site by emergency vehicles. See Proposed Site Plan for location of proposed development in relation to existing access drives.

6.050.040: ACCESS STANDARDS

According to 6.050.040 – Access Standards:

- A. *Separation Standards.* Separation between access points is based on the City's preferred spacing standards as specified below in Table 1; however, access separation may be reduced to accommodate characteristics specific to a proposed site and/or use. In cases where separation is reduced below the preferred spacing standard, the reduction shall not be less than the appropriate stopping sight distance standard listed below in Table 2 for arterial and collector streets, unless the approving authority finds that all of the provisions of Section 6.050.050 below have been met. In no case shall the residential spacing standards for local residential streets listed in Table 3 be reduced.

Response: The site access drives exists and no change to them is proposed in this application.

6.060.000 Driveway and Entrance Standards

6.060.020: GENERAL STANDARDS

According to 6.060.020 – General Standards:

No approach/entrance shall be built closer than 5 feet to any property line except as authorized below in Subsection 6.060.050: Shared Driveways. The length of driveways shall be designed to accommodate the anticipated storage length for entering and exiting vehicles to prevent vehicles from backing up into the flow of traffic on a public street or causing unsafe conflicts with on-site circulation. In addition, driveways and entrances shall meet the following applicable requirements:

- A. *Arterial, Collector, and Commercial/Industrial Local Streets.*
1. *Width and Number.* The number of driveways and other access points shall be determined by the City Engineer based on the needs of the property owner, the size, location, and configuration of the property, the adjacent streets and driveways, and other factors as determined by the City Engineer.

Response: Two (2) existing 30'-0" wide access drives occurring along West 6th Street. No modifications to the drives are proposed with this application.

2. *Commercial/Industrial Driveways.* Driveways for properties zoned commercial or industrial can apply for approval for driveways wider than 35 feet upon demonstrating that a need for a wider driveway exists. The applicant must provide a report from a licensed engineer showing that a 35 foot driveway is not sufficient. The applicant must also show the proposed driveway is safe, that the result will be compatible with adjacent properties, and that the driveway location will satisfy the provisions of

Section 6.050.030C.I.

Response: The existing access drives are less than 35'-0" wide. No change to width is proposed in this application.

3. Angle. All two-way driveways/entries shall have a right angle intersection with the street. One-way driveways/entries may be placed on a 60 degree angle.

Response: The existing access drives are two-way and occur at right angle intersections with W 6th Street.

4. Maneuvering Within Street. All drives and entrances shall be designed for forward in/forward out vehicle movement only. No backing movements or other maneuvering within the street right-of-way are allowed.

Response: The existing access drives allow for forward-in and forward-out vehicle access. All proposed parking spaces will allow adequate backing and turning space on site without occurring within the street right-of way.

6.060.030: GRADE

According to 6.060.030 - Grade:

- A. At Sidewalk. Driveway and entrance grade at the sidewalk shall not exceed 2%. Where the sidewalk forms part of the entrance apron, the sidewalk shall bump out around the apron to allow for the 2% grade.
- B. Approach Grade. Approach grades for all driveways on arterial or collector streets shall not exceed 5% for the first 20 feet.
- C. Grade. Preferred drive grade is 12% or less.

Response: The access drives exist and no changes are proposed in this application.

6.060.040: SURFACING

According to 6.060.040 – Surfacing:

- B. Driveways Connecting to Arterial and Collector Streets.
 1. 0-5% Grade. Surface with pavers, asphalt, concrete, chip seal (oil matte), or other surface approved by the City Engineer based on unique topographic conditions.
 2. Greater than 5%. Surface with asphalt, concrete, or other surface approved by the City Engineer based on unique topographic conditions.

Response: The access drives exist and no changes are proposed in this application. Existing access drives are constructed of concrete.

6.100.000 Vision Clearance

6.100.030: CLEAR VISION AREAS

According to 6.100.010 – Purpose

Vision clearance areas shall be provided on all lots and parcels located at corner intersections of all streets, and at intersections of alleys with streets, to promote pedestrian, bicycle and vehicular safety.

Response: While the property exists adjacent to the intersection of two streets the proposed area of work is not near this intersection therefore no proposed work will impact the existing vision clearance area.

CHAPTER 7: PARKING STANDARDS

7.020.000 General Provisions

7.020.020 VEHICLE PARKING PLAN REQUIREMENTS

According to 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 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, not 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. The plan shall include, but not be limited to, the following:

- A. A delineation, including dimensions, of all individual parking spaces, planting bays, walkways and islands.*
- B. Safe, logical and consistent site circulation routes, including delineation of all structures and any obstacles to circulation on the site. (All circulation systems shall be designed to avoid conflicts between bicycles, pedestrians, and vehicles.)*
- C. Access.*
- D. Curb and curb cuts.*
- E. Location and type of screening materials where required.*
- F. Location and type of landscaping and parking lot trees where required.*
- G. Information on abutting land uses, including location of curb cuts, existing cross access, structures and uses, and travel demand where appropriate.*
- H. Grading, drainage, surface and retaining wall details.*
- I. Location, type, and height of lighting fixtures.*
- J. Location and details of signs, pavement markings, and bumper guards which protect sidewalks, walkways, and property lines.*
- K. Accessible walkways and type and location of ramps, driveways, and other accessway crossings, including connections to buildings and sidewalks.*
- L. Bicycle parking areas.*
- M. Location of wheel stops where included.*
- N. Location of area specified for the deposit of plowed snow.*
- O. Location of, and circulation route to garbage disposal area.*

P. *Location, dimensions, and surfacing of passenger and delivery loading areas.*

Response: See Proposed Site Plan for the locations of any applicable features listed in the vehicle parking plan requirements.

7.020.030 LOCATION AND USE OF MOTOR VEHICLE PARKING

According to 7.020.030 – Location and Use of Motor Vehicle Parking:

A. *Location.* All vehicle parking spaces shall be on the same lot as the main structure they serve or on an abutting lot. However, if the applicant demonstrates that parking on the same lot is not available, the approving authority may authorize the parking spaces to be on any lot within 1000 feet walking distance from the use being served, upon written findings of compliance with the following provisions.

Response: All proposed off-street vehicle parking will occur on the same lot as the proposed structure.

B. *Use.* Required vehicle parking shall be available for the parking of operable automobiles and bicycles of residents, customers and employees and shall not be used for storage and/or sale of vehicles, materials, or for the parking of trucks or other equipment used in conducting the business or use. A required loading space shall not be used for any other purpose than immediate loading or unloading of goods or passengers, as appropriate.

Response: All proposed off-street vehicle parking spaces will be provided solely for customers and employees. No designated off-street vehicle parking spaces will be used for the storage or sale of vehicles on site. Also, no designated off-street vehicle parking spaces will be used for the loading or unloading of goods.

7.020.040 ALLOWED MOTOR VEHICLE PARKING REDUCTIONS, WAIVERS, AND EXEMPTIONS

According to 7.020.040 – Allowed Motor Vehicle Parking Reductions, Waivers, and Exemptions:

A. *Right of Development.* A reduction of up to 10% of the minimum off-street vehicle parking requirements established in Section 7.060: Minimum and Maximum Off-Street Parking Requirements) is allowed as a right of development for all non-residential uses.

Response: This proposal will utilize the 10% reduction allowed by this section. See A-102 Proposed Site Plan for proposed off-street vehicle parking counts.

B. *Reductions for Bicycle Parking.* Off-street motor vehicle parking requirements for non-residential uses established in Section 7.060: Minimum and Maximum Off-Street Parking Requirements may be reduced by 10% in addition to the reductions allowed in Subsection (A) above, if replaced by bicycle parking over the amount required in Section 7.060: Minimum and Maximum Off-Street Parking Requirements, at the rate of 1 bicycle space for 1 vehicle space.

Response: This proposal will utilize the reduction allowed by this section by adding 2 additional bike parking stalls. See Proposed Site Plan for total bicycle parking counts and locations.

7.020.100 STORM WATER PRETREATMENT

According to 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 Works Department of the City of The Dalles. The property owner is required to submit annual maintenance reports to the City. (Note: See City Ordinance number 97-1213, Sewer Regulations and Ordinance number 96-1205, Pretreatment.)

Response: The proposed development occurs on an existing site. The proposed development will not accommodate more than 25 vehicles or have 10,000 square feet or more of new paved surface area. Therefore, storm water pretreatment does not apply to this proposal.

7.030.000 Design Standards for Surface Parking Lots

7.030.020 LOCATION, SURFACING, STRIPING AND CURB CUTS

According to 7.030.020 – Location, Surfacing, Striping and Curb Cuts:

- A. Location. *No vehicle parking spaces shall occupy any of the required setbacks unless the parking area is the only developed use of a legal lot of record and provided that all the other screening and landscaping requirements of this Ordinance have been met. This requirement may be waived for the rear setback where alley access serves the subject property, provided the entire block length of the alley right-of-way is free and clear of any obstructions and adequately surfaced with an all-weather material such as gravel, concrete, or asphalt. Parked vehicles shall not overhang property lines or walkways unless otherwise approved by the Director.*

Response: No vehicle parking spaces are proposed in any required setbacks. Vehicles in the display area along West 6th Street will not overhang the property line. Vehicles parked along the building front façade will not overhang beyond the 3'-0" allowed elsewhere in this code.

- B. Surfacing. *On site areas used for the parking and maneuvering of vehicles shall be surfaced with material approved by the City Engineer.*

Response: All proposed vehicle parking and maneuvering areas will be paved with a hard surface. See Civil Drawings for paving materials.

- C. Striping. *All parking spaces shall be striped.*

Response: All proposed vehicle parking spaces shall be striped. See Proposed Site Plan for parking striping locations and dimensions.

- D. Curb Cuts. *Curb cuts shall meet the design requirements specified by the Americans with Disabilities Act, the City Engineer, and the placement requirements specified in Section 6.050: Access management and design requirements specified in Section 6.060: Driveway and Entrance Standards.*

Response: All curb cuts at existing drives are proposed to remain. All proposed curb cuts for pedestrian access will meet the requirements of the American's with Disabilities Act and the City Engineer.

7.030.030 INTERNAL CIRCULATION

According to 7.030.030 – Internal Circulation:

- A. *General. Internal circulation shall be designed to facilitate movement of vehicles, bicycles and pedestrians in a safe and efficient manner, with a minimum of impervious surface coverage.*

Response: The proposed development allows for safe internal circulation of vehicles and pedestrians.

- B. *Emergency Vehicles. Safe and convenient vehicular access shall be provided for service and emergency vehicles.*

Response: See Proposed Site Plan for location of proposed development in relation to existing access drives. The proposed development allows for safe and convenient vehicular access for emergency vehicles.

- C. *Pedestrian Walkways. Safe, efficient, and conveniently located pedestrian walkways shall be provided.*

Response: Pedestrian walkways will be provided that create safe and convenient paths from the existing public sidewalk and around the proposed development. See Proposed Site Plan.

- D. *Integration and Separation. Integration and/or separation of vehicle, bicycle and pedestrian circulation systems shall be appropriate to the type and size of the development and anticipated traffic flows. Accessible connections to the adjacent public sidewalk(s) shall be provided in all cases where such sidewalk exists or is required as a condition of development.*

Response: An accessible connection to the adjacent public sidewalk along West 6th Street is being proposed in this application. See Proposed Site Plan for proposed connections.

7.030.040 LANDSCAPING REQUIREMENTS

According to 7.030.040 – Landscaping Requirements:

- A. *General Provisions.*

- 1. Motor vehicle parking lots, loading, and maneuvering areas shall be landscaped by medium and large canopied deciduous trees, mid-sized shrubs, and groundcovers to reduce the visual impact of glare, headlights, and parking lot lights from the public right-of-way and adjoining properties. The intent of a landscaped parking lot is also to break-up and screen the areas of impervious surfaces, reduce the level of carbon dioxide in areas of heavy vehicle use, return pure oxygen to the atmosphere, provide shade as a means of altering the microclimate, and generally improve the environmental and aesthetic qualities of the parking areas.*

Response: See Landscape Drawings for proposed landscaping.

2. *Efforts shall be made through the design and layout of parking area(s) to save as many existing trees on site as possible.*

Response: There are no existing trees in the area of proposed work.

3. *All required landscaped areas shall be irrigated with a permanent irrigation system.*

Response: See Landscape Drawings for proposed irrigation system.

4. *The property owner is responsible for the establishment and continued maintenance of parking lot landscaping in accordance with the requirements of this Section.*

Response: The property owner accepts responsibility for the establishment and continued maintenance of required parking lot landscaping.

5. *The minimum planting size for trees shall be 2.5 inches caliper at 5 feet above grade per the requirements of Section 6.070.100: Measuring Tree Diameter.*

Response: See Landscape Drawings for proposed tree caliper and height at time of planting.

6. *Tree species shall be chosen from the recommended tree list provided by the Director; however trees must be deciduous and capable of reaching 30 feet in height and spread at maturity.*

Response: See Landscape Drawings for proposed parking lot tree species.

7. *A minimum of 60% of all landscaped areas, including required planting strips and planting islands, shall be covered with trees, shrubs, and ground cover. The remaining 40% may be dry landscaped with approved materials.*

Response: See Landscape Drawings for percentage of proposed dry landscaping.

8. *Shrubs shall be at least 24 inches high at maturity and a minimum of one gallon size at the time of planting.*

Response: See Landscape Drawings for proposed shrubs.

- B. *Landscaping/Screening Along a Public Right-of-Way. All surface vehicle parking lots larger than 6 spaces, and all maneuvering and loading areas shall provide a minimum 5 foot wide screen buffer between the parking, maneuvering or loading areas and a public right-of-way (except alleys and accessways). The screen buffer shall also be required along interior lot lines in residential neighborhoods. Where the curb or the edge of these areas is used as the tire stop for parking, the screen buffer area shall be a minimum of 7.5 feet wide. The screen buffer area shall be landscaped according to the following requirement.*

Response: There are no parking, maneuvering, or loading areas immediately adjacent to the public right of way. There is an existing vehicle display area adjacent to West 6th Street and outside this projects "area of work." There is an existing 8'-0" buffer with vegetative groundcover between this display area and the right-of-way.

This is not a residential zone.

C. *Interior Parking Lot Landscaping.* In addition to buffer landscaping along the public right-of-way (excluding alleys and accessways) 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 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 feet 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.

Response: See Proposed Site Plan for locations of proposed planting bays. The bays are provided at the ends of parking rows and are a minimum of 9'-0" wide and 180 square feet bordered by concrete curbs.

Per the table in Section 7.030.040(C), one (1) tree is required per 12 vehicle parking spaces. The proposed development provides eleven (11) vehicle parking spaces, therefore, only one (1) tree is required/provided.

2. All trees shall be selected from the recommended tree list provided by the Director.

Response: See Landscape Drawings for proposed tree selection.

3. Trees shall not be placed within 10 feet of a public utility easement without prior approval of the City Engineer.

Response: No trees are proposed to be placed within 10 feet of a public utility easement.

4. Parking areas shall be separated by a 5 foot landscaped planting bed from all exterior walls that include no pedestrian entranceways or loading areas.

Response: The proposed parking areas are adjacent to exterior building walls that don't have entranceways. These parking areas are separated from the exterior walls by pedestrian walkways.

5. Driveways, accessways, 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.

Response: The proposed development does not have access drives into vehicle parking lots from public and private streets.

6. Trees shall be evenly distributed throughout the parking area according to the applicable requirements of this Section and the following table.

Response: See Landscape Drawings for the location of the proposed parking area tree.

7.030.050 ACCESSIBLE PARKING

According to 7.030.050 – Accessible Parking:

- A. General. Where required by the Oregon Americans with disabilities Act, parking areas shall provide parking spaces and aisles which are accessible to the disabled. These accessible spaces shall be located closest to an accessible building entry. Whenever practical, the accessible route shall not cross lanes of vehicular traffic. Where the accessible route does cross vehicular traffic, the crossing area shall be distinguished from traffic lanes using at-grade distinctive paving materials or other appropriate surfaces which contrast visually with adjoining surfaces. The crossing area shall be maintained for safety, and shall meet the requirements of the Oregon Americans with Disabilities Act. Location of vehicle parking shall not obstruct curb ramps or other sloped areas. Accessible parking spaces shall be minimum 9 feet wide with a 6 foot wide access aisle per single space, or between each 2 spaces. A van accessible parking space shall be at least 9 feet wide and shall have an adjacent access aisle that is at least 8 feet wide. Accessible parking spaces may share a common access aisle. Accessible parking shall be provided according to the following ratio requirements:

Minimum Required Number of Total Parking Spaces	Number of Accessible Spaces
1-25	1

- B. Van Accessible Parking. 1 in 8 accessible parking spaces, but no less than 1 space, must provide a van-accessible parking space. Van accessible parking spaces are 9 feet wide with an 8 foot wide aisle which can be shared between another 9 foot accessible space. Van accessible parking spaces shall have an additional van accessible sign mounted below the accessible parking sign. Van accessible spaces can be used by any authorized accessible vehicle.
- C. Marking. The accessible parking symbol shall be painted on the parking space and an accessible parking sign shall be placed in front of each space according to the Oregon Transportation Commission’s Disabled Parking Standards.

Response: The proposal provides (1) one van-accessible parking space 9 feet wide with an 8’-0” wide access aisle. The accessible parking space is the closest parking space to the main building entrance. The accessible sidewalk adjacent to the space is flush with adjacent asphalt, so no curb ramps will interfere with access. Required signage to include an additional van accessible sign mounted below the accessible parking sign. An accessible parking symbol shall be painted on the parking space according to the Oregon Transportation Commission’s Disable Parking Standards.

7.030.070 VEHICLE LOADING AND UNLOADING

According to 7.030.070 – Vehicle Loading and Unloading:

Commercial and industrial buildings with floor area greater than 5,000 square feet shall provide for adequate on-site loading area(s). Where the loading area is located such that a delivery vehicle must back directly in, a maneuvering space of 55 feet with 16 feet vertical clearance shall be provided. The CBC – Central Business Commercial zone district is exempt from these vehicle loading/unloading provisions.

Response: The proposed development does not have a floor area greater than 5,000 square feet, therefore, a loading/unloading area is not required.

7.030.090 DRIVEWAYS, AISLES, CLEARANCE, DRAINAGE, AND CROSS ACCESS

According to 7.030.090 – Driveways, Aisles, Clearance, Drainage, and Cross Access:

- A. Driveways. *Driveways shall not occupy a front yard or exterior side yard setback except to pass through the setback in order to connect parking spaces directly with the public right-of-way or as necessary for shared driveways and internal access between uses on abutting lots. Driveways are also subject to the requirements of Section 6.060: Driveway and Entrance Standards.*

Response: The existing driveway does not occupy a front yard or exterior side yard setback.

- B. Aisles. *Vehicle parking spaces shall be provided with adequate aisles or turnaround areas so that all vehicles may enter the street in a forward manner.*

Response: All proposed vehicle parking spaces will have adequate maneuvering areas so that vehicles are able to enter the street in a forward manner.

- C. Clearance.
1. *Driveways, aisles, turnaround areas and ramps shall have a minimum vertical clearance of 12 feet for their entire length and width. The clearance requirement may be reduced in parking structures.*
 2. *Vehicle loading and unloading areas shall have a minimum vertical clearance of 16 feet.*

Response: The proposed development meets the vertical clearance requirements of this section. No loading area is required for this project.

- D. Drainage. *Adequate drainage facilities shall be provided to dispose of the runoff generated by impervious surfaces of the parking area. (Roof drains shall connect directly to the storm system, and shall not flow onto parking surfaces.) Provisions shall be made for the on-site collection of drainage waters to eliminate sheet flow of such waters onto sidewalks, public rights-of-way, and abutting private property. Storm water pretreatment shall be required per the provisions of Section 7.020.100: Storm Water Pretreatment.*

Response: The site and its grading exists. See Civil drawings for surface storm water management. All proposed new roof drains will be connected to the existing storm system. See Civil Drawings for proposed connections. The vehicle parking area is less than 25 cars so no pretreatment of storm water is required according to Section 7.020.100 Storm Water Pretreatment.

7.030.110 REFUSE COLLECTION

According to 7.030.110 – Refuse Collection:

Where refuse collection is provided in, or adjacent to a parking area the following shall be required.

Response: The proposed development will utilize the existing refuse collection facilities which are at the adjacent Subaru building located on the same site.

7.030.120 OUTDOOR LIGHTING

According to 7.030.120 – Outdoor Lighting:

- A. General. *Parking areas shall be adequately lighted where necessary for public safety and security of property.*

Response: The parking area lighting on the site of the proposed development exists. One new pole and fixture is proposed to be located in a landscaped island adjacent to the proposed vehicle display plaza. The light will not create glare or excess illumination on adjacent properties or the West 6th Street. Cut sheet is available upon request. A photometric plan will be provided with building permit. See Proposed Site plan.

- B. Shielding and Arrangement. *Lighting sources shall be shielded, and arranged so as not to produce glare in any public right-of-way, or otherwise constitute a nuisance on adjacent property.*

Response: See response to Section 7.030.120(A).

- C. Maximum Illumination. *Maximum illumination at the property line shall not exceed an average horizontal foot candle of .3 for non-cut-off light and 1.0 for cut-off lights.*

Response: See response to Section 7.030.120(A).

7.030.130 STALL AND AISLE DIMENSIONS

According to 7.030.130 – Stall and Aisle Dimensions:

All surface parking lots shall be designed in accordance with City standards for stalls and aisles as set forth in Figure 7-1, Off-Street Parking Dimensions, presented on the following page. A minimum of 70% of vehicle parking stalls shall be of standard size and a maximum of 30% of vehicle parking stalls shall be compact spaces. Compact spaces shall be designed in clusters and appropriately marked “compact”.

Response: See Site Plan for proposed parking layout, and aisle and stall dimensions.

7.040.000 Bicycle Parking Design Standards

7.040.030 BICYCLE PARKING LOCATION AND ACCESS

According to 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).*
2. *Bicycle parking may be located inside a building on a floor location which does not require stairs to access the space. Exceptions may be made for parking on upper stories within a multi-story residential building.*
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 Specialty Code.*
4. *Subject to the approval of the City Engineer, bicycle parking may be located in the public right-of-way when the parking does not conflict with pedestrian accessibility.*

Response: Proposed exterior bicycle parking racks are located on the North side of the proposed building and within 50 feet of the primary building entrance. They are not located within a pedestrian circulation path nor within the right-of-way. See Proposed Site Plan for proposed bicycle parking locations.

- B. Visibility. *Outdoor bicycle parking shall be visible from on-site buildings and/or the street. When the bicycle parking area is not visible from the street, directional signs shall be used to locate the bicycle parking areas. Directional signs shall be approved by the Director.*

Response: Proposed bicycle parking areas are visible from West 6th Street. See Proposed Site Plan.

- C. Lighting. *Required bicycle parking must have a minimum lighting level of 3 foot-candles.*

Response: The bicycle parking areas are located under the proposed building soffit. This overhang will incorporate built in down lighting which will provide adequate foot-candles.

- D. Walkway. *A pedestrian accessible walk must be provided between bicycle parking and the building entrance. The walk must be constructed of hard surfaced materials with a minimum width of 4 feet.*

Response: The proposed bicycle parking area is located in the concrete plaza which is in front of, and directly connected to, the main building entrance providing an accessible pedestrian connection. See Proposed Site Plan for location of the bike parking and main entry.

- E. Amenities. *Bicycle parking areas are encouraged to include a bench.*

Response: The proposed bicycle parking area is not provided with a bench.

7.040.040 BICYCLE RACK TYPES AND SPACE DIMENSIONS

According to 7.040.040 – Bicycle Rack Types and Space Dimensions:

- A. Security.

1. *Bicycle racks must hold bicycles securely by means of the frame. The frame must be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels.*
2. *Bicycle parking racks, shelters, and lockers must be securely anchored to the ground or to the structure.*

Response: Proposed bicycle parking racks will be securely anchored to the ground and be of a type that provides secure support to the bike frame.

B. Accessibility. Each required bicycle parking space must be accessible without moving another bicycle.

Response: All proposed bicycle parking areas will be accessible without moving other bicycles.

C. Parking Space Dimensions. Bicycle parking spaces shall be at least 2-1/2 feet wide by 6 feet long and, when covered, provide a vertical clearance of 7 feet. An access aisle of at least 5 feet wide shall be provided and maintained beside or between each row of bicycle parking.

Response: All proposed bicycle parking spaces will meet the minimum dimensional requirements of this section. See Proposed Site Plan.

D. Space Rental and Leasing. Bicycle parking spaces required by this Chapter may not be rented or leased except where required motor vehicle parking is rented or leased. At cost or deposit fees for bicycle parking are exempt from this requirement.

Response: Proposed bicycle parking spaces will be provided for use by the public and will not be rented or leased.

E. Reserved Areas. Areas set aside for required bicycle parking must be clearly marked (signed) for bicycle parking only.

Response: The proposed bicycle parking racks will be highly visible from West 6th Street as well as the primary building entrance. No other type of motorized vehicles will have access to the bicycle parking area, therefore, no signage will be provided.

7.040.050 PAVING AND SURFACING OF BICYCLE PARKING AREA

According to 7.040.050 – Paving and Surfacing of Bicycle Parking Area:

Outdoor bicycle parking facilities shall be surfaced with a well-drained, hard surface material at least 2 inches thick (i.e. pavers, asphalt, concrete or similar material) approved by the City Engineer.

Response: The proposed bicycle parking area will be concrete. See Civil Drawings for paving details.

7.060.000 MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS

According to 7.060.000 – Minimum and Maximum Off-Street Parking Requirements:

Use Type	Auto Parking	Bicycle Parking
Commercial – Truck, trailer, boat and auto rental or sales	1 space/1,000SF site area (min) 1.5 space/1,000 SF site area (max)	2 spaces

Response: The proposed scope of work area for the new building is 11,935 SF. Therefore (12) twelve auto parking spaces are required. Utilizing the 10% reduction in auto parking spaces

allowed by Section 7.020.040(A) reduces the required number of spaces to (11) eleven. Section 7.020.040(B) also allows an additional reduction in automobile parking, up to 10%, for each additional bicycle parking stall added above the required number. This application proposes the addition of (2) two additional bicycle parking spaces however the 10% limitation only allows reducing the vehicle parking by (1) one stall. The total number of required parking spaces is (10) ten and that number is provided. See Proposed Site Plan for proposed auto parking and bicycle parking locations and counts.

CHAPTER 10: IMPROVEMENTS REQUIRED WITH DEVELOPMENT

10.000.000 Improvements Required With Development

10.040.000 PEDESTRIAN REQUIREMENTS

According to 10.040.000 – Pedestrian Requirements:

- A. ***Sidewalks.*** *Sidewalks shall typically be required along both sides of all arterial, collector, and local streets as follows. The approving authority may reduce the sidewalk requirement to one side of the street where significant topographic barriers exist (such as West Scenic Drive), or in other non-residential areas where the developer can demonstrate that sidewalks are not necessary on both sides of the street.*

Response: Existing sidewalks occur along West 6th Street. No modifications are being proposed with this application.

- B. ***Connectivity.*** *Safe and convenient pedestrian facilities that strive to minimize travel distance to the greatest extent practicable shall be provided in conjunction with new development within and between new subdivisions, planned developments, commercial developments, industrial areas, residential areas, and neighborhood activity centers such as schools and parks, as follows:*

1. *For the purposes of this section, “safe and convenient” means pedestrian facilities that are reasonably free from hazards which would interfere with or discourage pedestrian travel for short trips, that provide a direct route of travel between destinations, and that meet the travel needs of pedestrians considering destination and length of trip.*
2. *To meet the intent of (B) above, separated pedestrian rights-of-way connecting non-through streets or passing through unusually long or oddly shaped blocks shall be a minimum of 18 feet wide. When these connections are less than 220 feet long, (measuring both the on-site and the off-site portions of the path) and they directly serve 10 or fewer on-site dwellings, the paved improvement shall be no less than 6 feet wide. Connections that are either longer than 220 feet or serve more than 10 on-site dwellings shall have a minimum 10 foot wide paving width, or wider as specified in Section 10.050(C): Pedestrian and Bicycle Facilities Widths.*
3. *Internal pedestrian circulation shall be encouraged in new developments by clustering buildings, constructing convenient pedestrian walkways, and/or constructing skywalks where appropriate. Pedestrian walkways shall be provided in accordance with the following standards:*
 - 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).*

Response: Safe and convenient pedestrian connections will be provided with this proposed development. A new concrete walkway will connect the existing sidewalk along West 6th Street to the main building entrance. The path provided is safe and direct, and is denoted by utilizing a differing material (concrete) from the surrounding vehicle maneuvering area (asphalt). New raised sidewalks will also be provided around the proposed building providing protected pedestrian access to all exterior doors.

10.070.000: PUBLIC UTILITY EXTENSIONS

According to 10.070 – Public Utility Extensions:

- A. General. All development sites shall be provided with public water, sanitary sewer and storm drainage, except as specified in Subsection (F) below. Unless specifically waived by the Director and City Engineer, any occupancy which uses water or sewer shall be required to hook up to a public facility for that service. The developer is responsible for extending these required services to and through the development site.*
- B. Construction. Where necessary to serve property as specified in Subsection (A) above, required public utility installations shall be constructed concurrent with development.*
- C. Off-Site Extensions. Off-site public utility extensions necessary to fully serve a development site and adjacent properties shall be constructed concurrent with development.*
- D. Extension through the Site. To provide for orderly development of adjacent properties, public utilities installed concurrent with development of a site shall be extended through the site to the edge of adjacent property(ies).*
- E. Standards. All public utility installations required with development shall conform to City standards.*

Response: See Civil Drawings for locations of proposed public utility connections and services.

CHAPTER 13: SIGN REGULATIONS

13.040.000 Signs Permitted By Zone, District, Use

13.040.050: SIGNS IN CENTRAL BUSINESS ZONES

According to 13.040.050 – Signs in Central Business Zones:

These areas are zoned for a variety of retail and service business uses, and area allowed the following signs.

- A. *One principal sign, either flush, projecting, or free-standing. If projecting or free-standing, limited to one square foot for each linear front foot of the major street frontage of the property with a maximum of 100 square feet, and subject to the requirements of Section 13.050.030.*

Response: Per Section 13.040.060(A), signs in the General Commercial Zone is to follow the same principals as allowed in this section. Two free-standing signs currently exist on site – each identifying separate businesses. This application proposes the signs and their structures be exchanged for each other. The sign located in front of the existing building will be relocated in front of the new building and the sign currently located in front of the existing open portion of the site (area where the new building is proposed) will be relocated in front of the existing building.

- B. *A secondary sign if the building is setback over 20 feet from the property line, a maximum of 35 square feet of sign area not to exceed 20 feet in height above street grade.*

Response: No other free-standing signs are proposed with this submittal.

13.040.060: SIGNS IN GENERAL COMMERCIAL ZONES

According to 13.040.060 – Signs in General Commercial Zones:

These areas are zoned for a variety of retail, wholesale, and service business uses, and are allowed the following signs:

- A. *The same principal signs as allowed in the Central Business Zone, Section 13.040.050.*

Response: See Section 13.040.050 for response.

- B. *A secondary sign if the building setback is 50 feet, a maximum of 50 square feet of sign area not to exceed 20 feet in height above street grade.*

Response: The proposed building setback from West 6th Street is greater than 50 feet, therefore the project is allowed an additional 50 square feet of signage.

13.050.000 Regulations By Sign Type

13.050.030: FREE-STANDING AND PROJECTING

According to 13.050.030 – Free-Standing and Projecting:

Such signs shall be located in conformity to the Zoning Ordinance of the City of The Dalles.

- A. A free-standing sign shall not exceed a maximum height of forty feet above the street grade.

Response: Free-standing signs shall not exceed the forty-foot maximum height.

- B. Signs may project twelve inches over an alley with a minimum clearance of fourteen feet above grade and may project an additional twelve inches for each twenty-four inches of additional clearance above grade, to a maximum projection of thirty-six inches.

Response: Free-standing signs will meet minimum required clearances, and will have no projections.

- C. Except in alleys or other areas of vehicular traffic, a minimum of eight feet clearance shall be maintained from the bottom of a projecting or free-standing sign, and the level of the sidewalk or grade immediately below at the building line with a maximum projection of 12 inches. For each additional projection of 6 inches the sign shall have 12 inches of vertical clearance above the eight foot minimum requirement (see diagram on last page). In no case shall the maximum projection exceed five feet nor shall any sign extend closer to the street or alley than two feet from the outer curb face or two feet from the traveled surface where no curb is present.

Response: Free-standing signs will meet minimum required clearances, and will have no projections.

- D. Unless approved by the Director for a minimum number of braces on a building face not able to support a projecting sign, no projecting signs shall be supported by a frame commonly known as an "A-frame" or other visible frame located on a building roof.

Response: This section does not apply to the proposed project.

- E. To insure traffic safety, signs shall be located in accordance with the "Clear Vision Area" provisions of the City's Land Use and Development Ordinance, General Ordinance No. 98—1222.

Response: Free-standing signs will meet the Clear Vision Area provisions.

13.050.040: FLUSH

According to 13.050.040 – Flush Signs:

Flush signs shall comply with the following standards and specifications:

A. Maximum Area

5. General Commercial and Industrial Zones. Fifty percent of building front maximum.

Response: The proposed flush building signs will meet the maximum area allowed by this section. See Exterior Elevations for locations and sizes of proposed flush signs.

B. Placement and Projection

1. The total sign area of all exterior walls shall not exceed the maximum allowed under Section 13.050.040 (A).

2. *Flush signs may be erected on the face of a building, marquee, canopy, or roof overhang in a place parallel to such face and not extending more than 12 inches there from, except that:*
 - a. *A flush sign may be erected against supporting or ornamental columns located under an overhanging roof in a place generally parallel to the nearest building face.*
 - b. *A flush sign may be attached to the surface of an awning without further projection there from.*

Response: The proposed flush building signs will not extend beyond 12 inches from the face of the building. See Exterior Elevations for locations and sizes of proposed flush signs.

13.050.130: ELECTRIC SIGNS

According to 13.050.130 – Electric Signs:

Electric signs shall bear the Underwriters Laboratories, Inc. seal of approval. All electrical signs shall be installed in accordance with the National Electric Safety Code as regards distances from electrical line. Electrical equipment used in connection with display signs shall be installed in accordance with the City ordinances regulating electrical installations.

Response: All electric signs shall have the Underwriters Laboratories, Inc. seal of approval and be installed according to the National Electric Safety Code and with all applicable City ordinances regulating electrical installations. See Exterior Elevations for locations of illuminated flush building signs.

Appendix

SITE PLAN REVIEW DRAWINGS

Architectural:

A-102 Site Plan
Exterior Elevations

Civil:

1 of 1 Site Topography Plan
C-1 Civil Notes
C-2 Grading Plan
C-3 Utility Plan
C-4 Erosion & Sediment Control Plan

Landscape:

LS-1 Landscaping Plan
LS-2 Irrigation Plan

SITE INFORMATION:

ADDRESS: 2222 W 6TH STREET
 ZONE: GENERAL COMMERCIAL
 ADJACENT PROPERTIES: GENERAL COMMERCIAL

SITE STATISTICS:

TOTAL SITE AREA: 198,725 SF 4.26 ACRES
 AREA OF WORK: 11,935 SF 100%
 (N) BUILDING 4,660 SF 39.0%
 (N) HARDSCAPE 6,095 SF 51.0%
 (N) LANDSCAPE 1,180 SF 10.0%

REQUIRED LANDSCAPE:
 (20% BUILDING) 4,660(.20) = 932 SF
 PROVIDED: 1,180 SF
 (10% PARKING) 1,795 (.10) = 180 SF
 PROVIDED: 372 SF

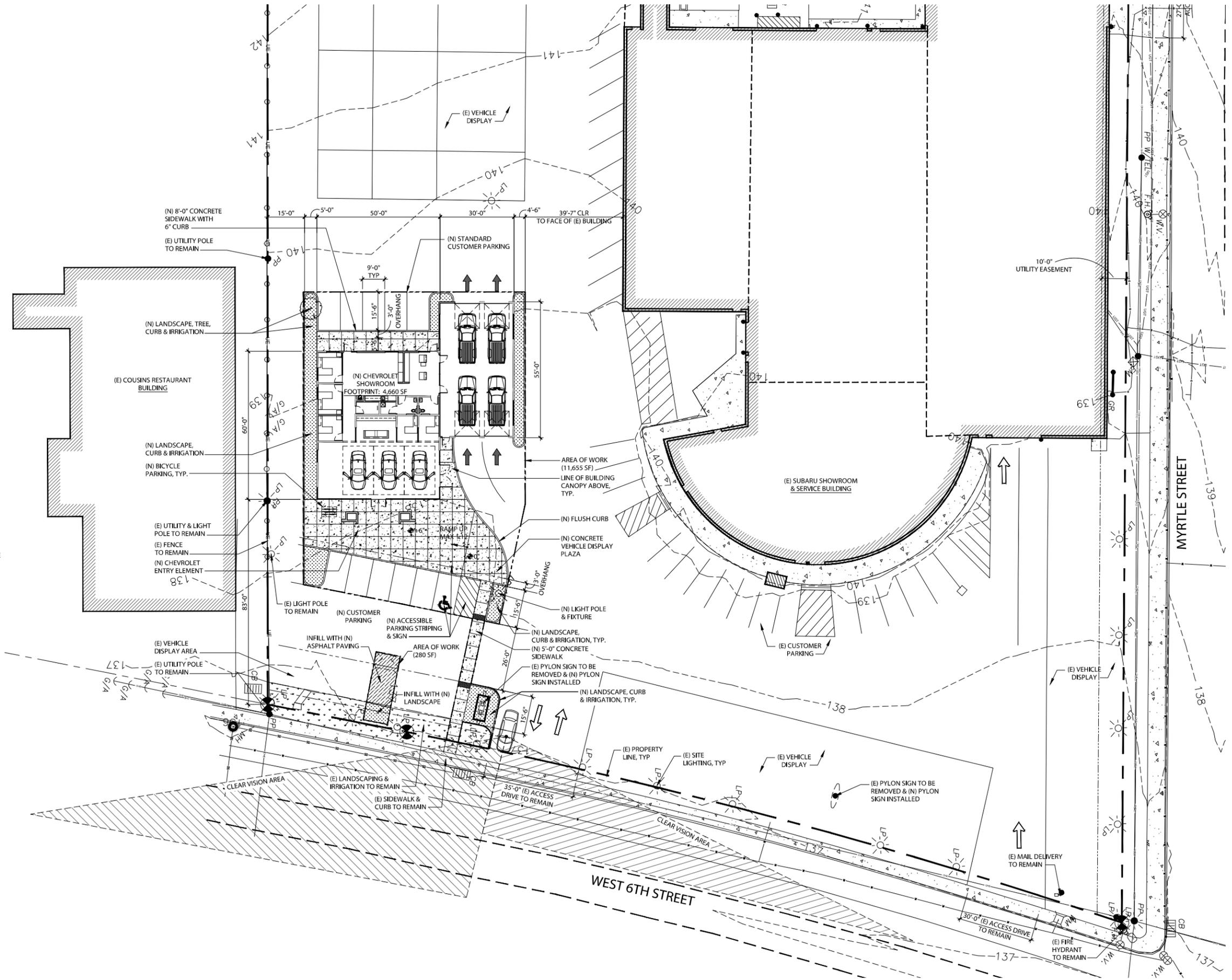
CG ZONE:
 REQUIRED: 1 TREE PER 12 SPACES = 1 TREE
 PROVIDED: 1 TREE

PARKING STATISTICS:

REQUIRED AUTO PARKING SPACES: 12
 (1 PER 1,000 OF SITE AREA)
 10% REDUCTION 11
 (2) ADDITIONAL BICYCLE (-1)
 TOTAL AUTO PARKING SPACES REQUIRED 10
 (30% COMPACT SPACES ALLOWED)
 TOTAL AUTO PARKING SPACES PROVIDED 10
 (PLUS 1 VAN-ACCESSIBLE SPACE)
 REQUIRED BICYCLE PARKING SPACES 2
 (2) ADDITIONAL BICYCLE (+2)
 TOTAL BICYCLE PARKING SPACES PROVIDED 4

SITE PLAN LEGEND:

- (E) PROPERTY LINE
- (E) EASEMENT
- (E) FENCE
- (E) TOPO CONTOUR
- AREA OF WORK
- (E) BUILDING (N.I.C.)
- (E) WATER
- (E) GAS
- (E) SANITARY SEWER
- (E) STORM DRAINAGE
- (E) OVERHEAD ELECTRIC
- (E) UNDERGROUND ELECTRIC
- (E) UNDERGROUND TELEPHONE
- (E) LIGHT POLE
- (E) POWER POLE
- (E) TELEPHONE RISER
- (E) GUY WIRE ANCHOR
- (E) GAS RISER
- (E) CATCH BASIN
- (E) MANHOLE
- (E) CLEAN OUT
- (E) FIRE HYDRANT
- (E) WATER VALVE
- (E) WATER METER
- (E) BOLLARD
- (E) TREES / SHRUBS
- (N) TREES
- (E) LANDSCAPING
- (N) LANDSCAPING
- (E) CONCRETE
- (N) CONCRETE



1 SITE PLAN
 SCALE: 1" = 20'-0"

PRELIMINARY
 NOT FOR
 CONSTRUCTION

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11104 S.E. STARK STREET
 PORTLAND, OR 97216
 T: 503.284.0988 | F: 503.546.9276

**TONKIN CHEVROLET
 BUICK / GMC**
 2222 W 6TH STREET
 THE DALLES, OR 97058

REVISIONS

No.	Description	Date

DRAWN BY: KJK
 CHECKED BY: TRB
 JOB NO: 15-034

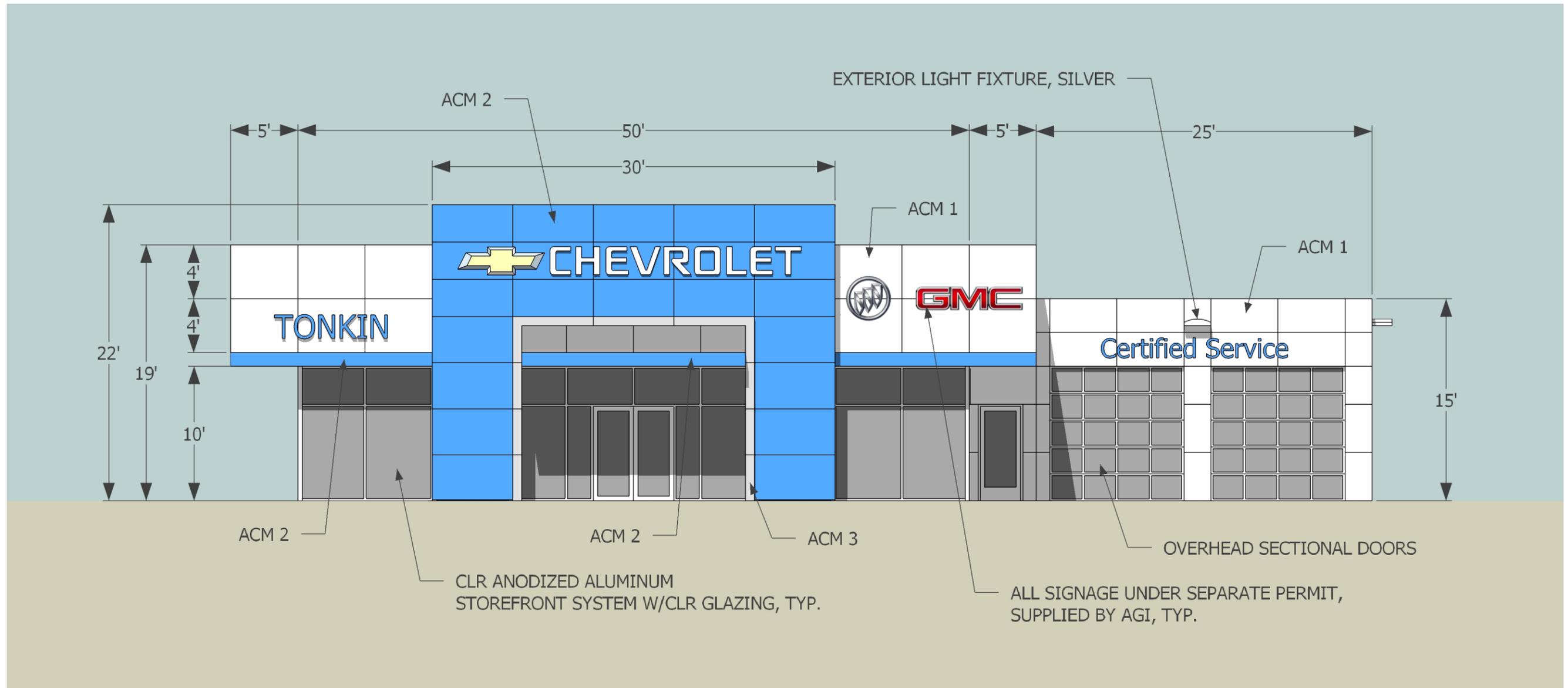
DATE: 01/28/2016
 ISSUED FOR: SITE PLAN REVIEW

SHEET TITLE
 SITE PLAN

SHEET NO.

A-102

S:\Projects\2015 Projects\15-034_Tonkin_Chevrolet-Buick-GMC_The Dalles\F_Drawings\F2_Drawings\CAD\A-102 - 15034 - Site Plan.dwg © Plot Date: Jan 28 16 @ Time: 3:16 PM



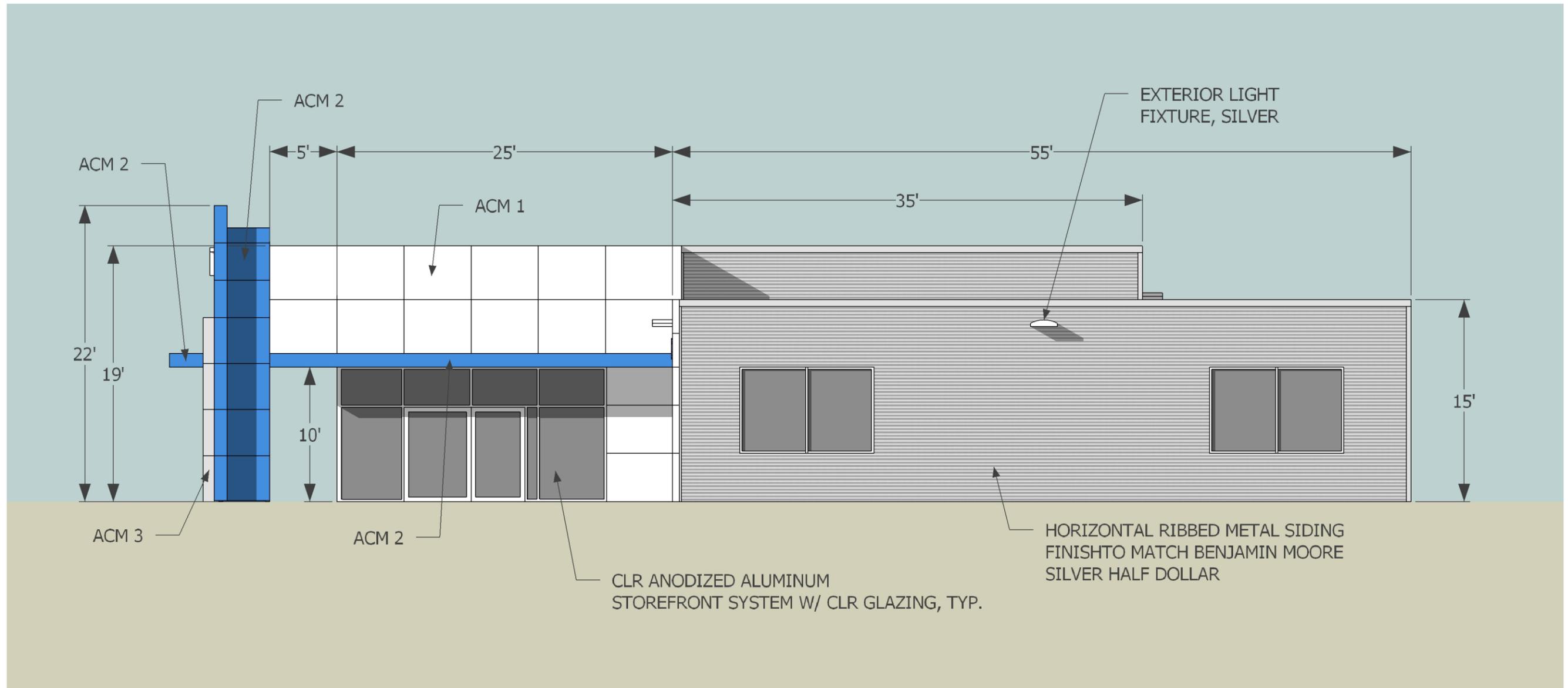
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Tonkin Chevrolet / Buick / GMC

THE DALLES, OREGON

JANUARY 28, 2016
LAND USE APPLICATION



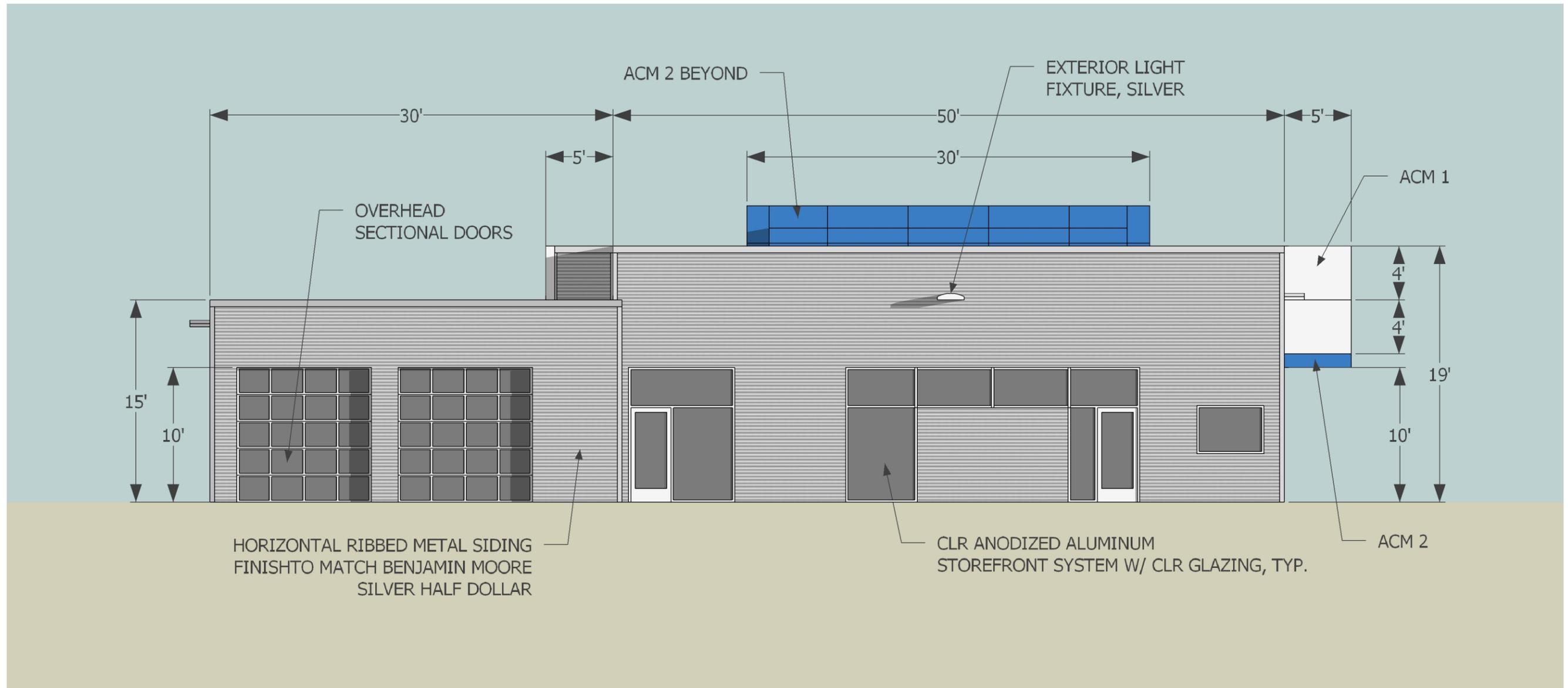


WEST ELEVATION
SCALE: 1/8" = 1'-0"

Tonkin Chevrolet / Buick / GMC
THE DALLES, OREGON

JANUARY 28, 2016
LAND USE APPLICATION



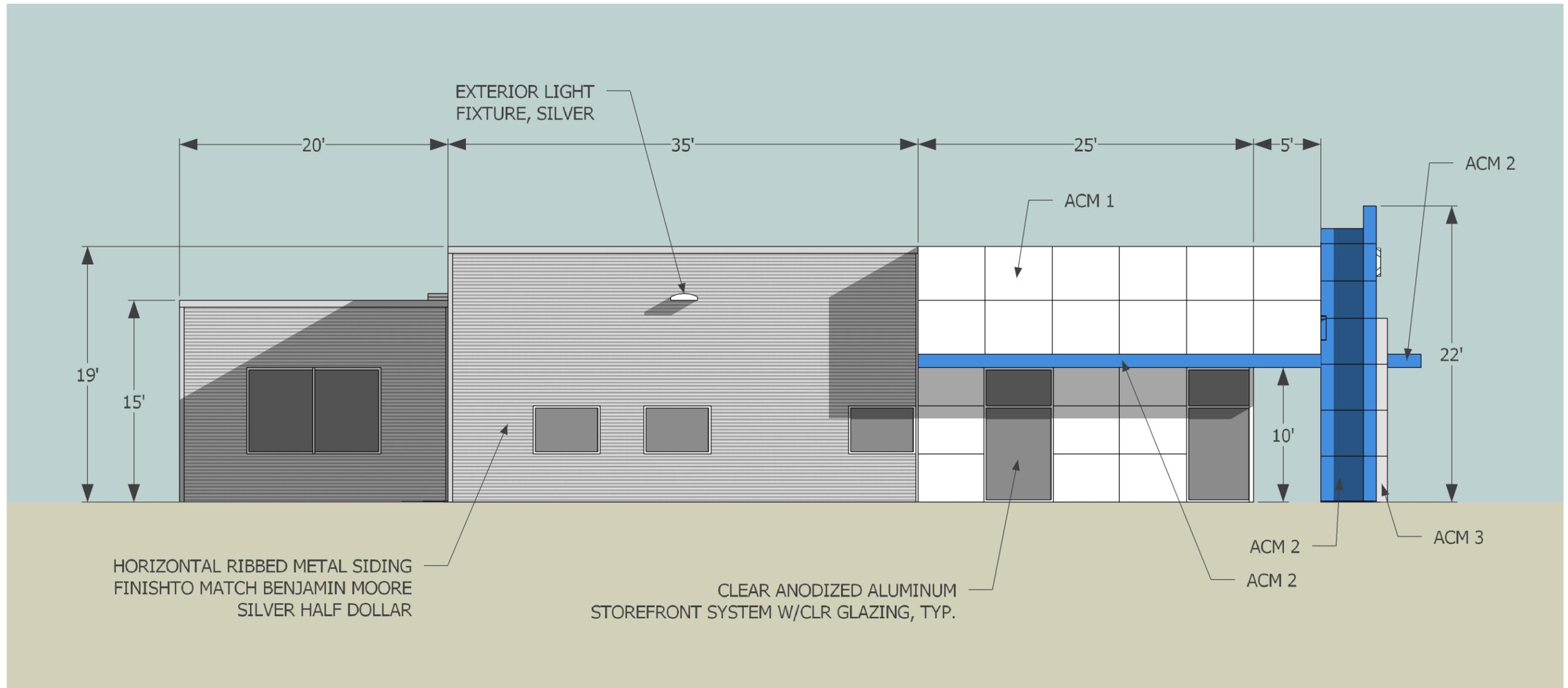


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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THE DALLES, OREGON

JANUARY 28, 2016
LAND USE APPLICATION





EAST ELEVATION
SCALE: 1/8" = 1'-0"

Tonkin Chevrolet / Buick / GMC
THE DALLES, OREGON

JANUARY 28, 2016
LAND USE APPLICATION

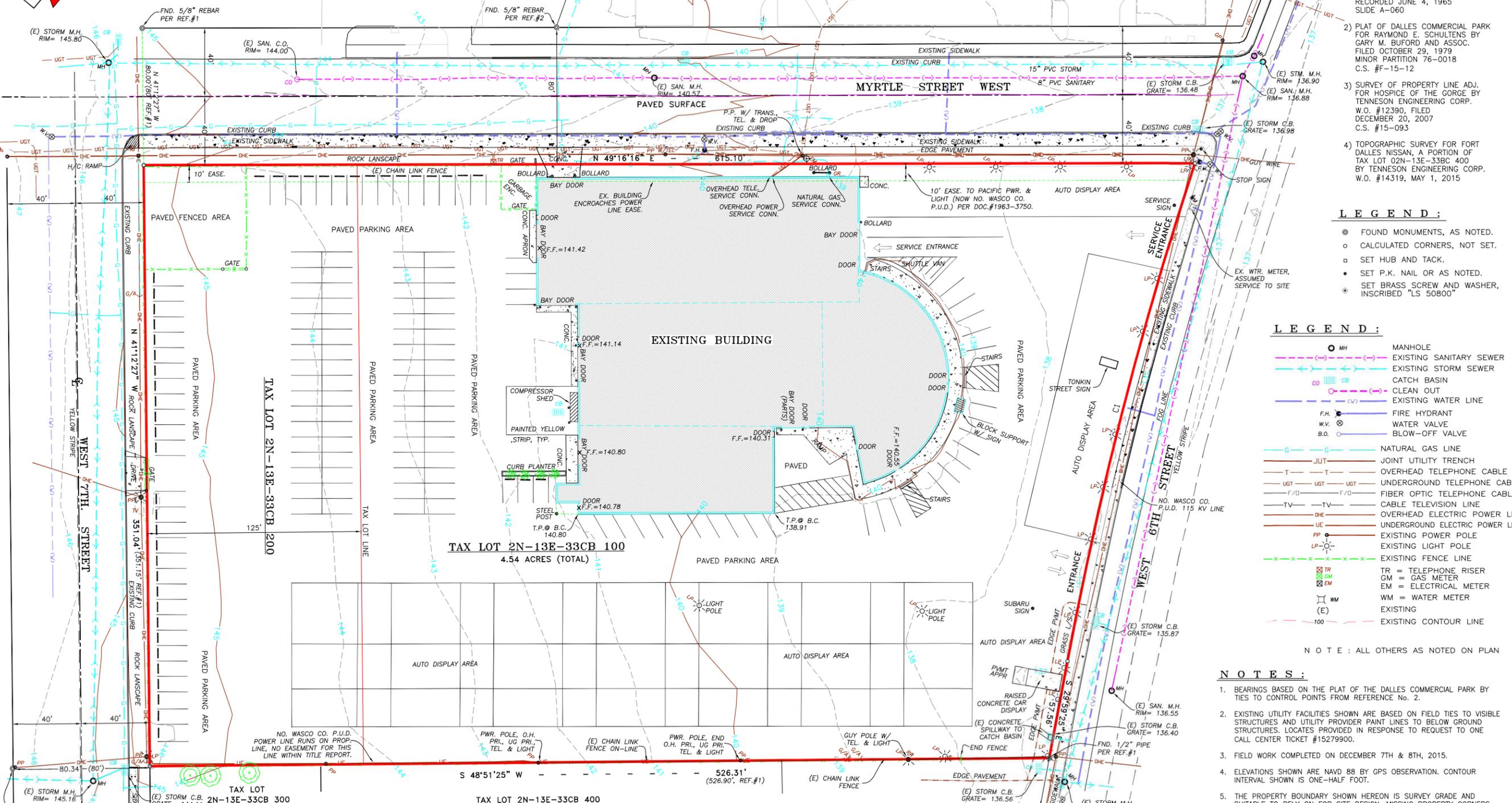




0' 10' 20' 30' 60'
SCALE IN FEET

TAX LOT 2N-13E-32A 701

TAX LOT 2N-13E-33BC 400



TAX LOT 2N-13E-33CB 100
4.54 ACRES (TOTAL)

UTILITIES:

POWER:
NORTHERN WASCO CO. P.U.D.
2345 RIVER ROAD,
THE DALLES, OR. 97058.
PH. 541-298-3312
CONTACT: PAUL TITUS

TELEPHONE:
CENTURY LINK
902 WASCO STREET,
HOOD RIVER, OR. 97031
PH. 541-987-9255
CONTACT: DYRK PRITCHETT

CLIENT:
SEBCO, LLC, dba TONKIN
CHEVROLET, BUICK, GMC
c/o RON TONKIN DEALERSHIPS
122 NORTHEAST 122ND AVENUE
PORTLAND, OREGON 97230
CONTACT: SHANA REDMOND

ENGINEER/SURVEYOR:
TENNESON ENGINEERING CORP.
3775 CRATES WAY
THE DALLES, OREGON 97058
PH. 541-296-9177
FAX 541-296-6657
CONTACT: BEN BESEDA, PROJECT MANAGER

TELEVISION:
CHARTER COMMUNICATIONS, INC.
409 UNION STREET
THE DALLES, OR. 97058
PH. 541-296-1146
CONTACT: DAN WALLACE

WATER/SEWER/STREETS:
CITY OF THE DALLES,
PUBLIC WORKS DEPARTMENT
1215 W. FIRST STREET
THE DALLES, OR. 97058
PH. 541-506-2021
CONTACT: DALE McCABE,
CITY ENGINEER

BUILDING OFFICIAL:
MCCOG BUILDING CODES AGENCY
1113 KELLY AVENUE
THE DALLES, OREGON 97058
PH. (541) 298-4461
CONTACT: TONY CLIFTON

PLANNING JURISDICTION:
CITY OF THE DALLES
COMMUNITY DEVELOPMENT/PLANNING
313 COURT STREET
THE DALLES, OREGON 97058
PH. 541-296-5481 EXT. 1151
CONTACT: DAWN HERT, SENIOR PLANNER

FIRE PROTECTION:
MID-COLUMBIA FIRE AND RESCUE
1400 WEST 8TH STREET
THE DALLES, OREGON 97058
PH. 541-296-9445
CONTACT: DAN HAMMEL, FIRE MARSHAL
BOB PALMER, CHIEF

FIBER:
QLIFE
313 COURT STREET
THE DALLES, OR. 97058
PH. 541-340-0032
CONTACT: JOHN AMERY

GAS:
NW NATURAL
1125 BARGEWAY ROAD
THE DALLES, OR. 97058
PH. 541-296-2229 EXT. 8610
CONTACT: TONYA BRUMLEY

REFERENCES:

- 1) PLAT OF EAST CASCADE FIRST ADD. BY J.E. WILSON, PLS 119 RECORDED JUNE 4, 1965 SLIDE A-060
- 2) PLAT OF DALLES COMMERCIAL PARK FOR RAYMOND E. SCHULTENS BY GARY M. BUFORD AND ASSOC. FILED OCTOBER 29, 1979 MINOR PARTITION 76-0018 C.S. #F-15-12
- 3) SURVEY OF PROPERTY LINE ADJ. FOR HOSPICE OF THE GORGE BY TENNESON ENGINEERING CORP. W.O. #12390, FILED DECEMBER 20, 2007 C.S. #15-093
- 4) TOPOGRAPHIC SURVEY FOR FORT DALLES NISSAN, A PORTION OF TAX LOT 02N-13E-33BC 400 BY TENNESON ENGINEERING CORP. W.O. #14319, MAY 1, 2015

LEGEND:

- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB AND TACK.
- SET P.K. NAIL OR AS NOTED.
- ◆ SET BRASS SCREW AND WASHER, INSCRIBED "LS 50800"

LEGEND:

- MH MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- CB CATCH BASIN
- CLEAN OUT
- EXISTING WATER LINE
- F.H. FIRE HYDRANT
- W.V. WATER VALVE
- B.O. BLOW-OFF VALVE
- NATURAL GAS LINE
- JUT JOINT UTILITY TRENCH
- OVERHEAD TELEPHONE CABLE
- UGT UNDERGROUND TELEPHONE CABLE
- F/O FIBER OPTIC TELEPHONE CABLE
- TV CABLE TELEVISION LINE
- DHE OVERHEAD ELECTRIC POWER LINE
- UE UNDERGROUND ELECTRIC POWER LINE
- PP EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FENCE LINE
- TR TELEPHONE RISER
- GM GAS METER
- EM ELECTRICAL METER
- WM WATER METER
- (E) EXISTING
- 100 EXISTING CONTOUR LINE

NOTE: ALL OTHERS AS NOTED ON PLAN

NOTES:

1. BEARINGS BASED ON THE PLAT OF THE DALLES COMMERCIAL PARK BY TIES TO CONTROL POINTS FROM REFERENCE No. 2.
2. EXISTING UTILITY FACILITIES SHOWN ARE BASED ON FIELD TIES TO VISIBLE STRUCTURES AND UTILITY PROVIDER PAINT LINES TO BELOW GROUND STRUCTURES. LOCATES PROVIDED IN RESPONSE TO REQUEST TO ONE CALL CENTER TICKET #15279900.
3. FIELD WORK COMPLETED ON DECEMBER 7TH & 8TH, 2015.
4. ELEVATIONS SHOWN ARE NAVD 88 BY GPS OBSERVATION. CONTOUR INTERVAL SHOWN IS ONE-HALF FOOT.
5. THE PROPERTY BOUNDARY SHOWN HEREON IS SURVEY GRADE AND SUITABLE TO RELY ON FOR SITE DESIGN. MISSING PROPERTY CORNERS WERE NOT MONUMENTED. THE MAP WAS NOT FILED WITH THE WASCO COUNTY SURVEYORS OFFICE.
6. EASEMENT LINES AND NOTES BASED ON AMERITITLE STATUS OF RECORD, TITLE REPORT COMPLETED UNDER TITLE NUMBER 789944M DATED NOVEMBER 25, 2015.
7. THE TITLE REPORT LISTS THE PROPERTY AS SUBJECT TO EASEMENTS TO PACIFIC POWER & LIGHT (NOW NORTHERN WASCO CO. P.U.D.) PER BOOK 114, PAGE 534 AND BOOK 114, PAGE 573. THESE EASEMENTS APPEAR TO REFLECT AN EARLIER ROUTE OF THE EXISTING 115 KV LINE RUNNING ON THE MYRTLE AND 6TH STREET FRONTAGES. THE EASEMENTS AS DESCRIBED WOULD RUN THROUGH THE EXISTING BUILDING.
8. THE SUBJECT PROPERTY IS VESTED IN STONE MANAGEMENT, LLC.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	07°30'39"	2291.83'	300.44'	150.43'	N 26°14'05" W	300.22'

Plot Date: 1/5/2016 1:16 PM
Design T.E.C.
Survey T.E.C.
DWG. No. 14694
Date 1/5/2016
Work Order No. 14694
Scale 1"=30'

SITE TOPOGRAPHY PLAN

FOR
SEBCO, LLC, dba TONKIN DEALERSHIPS
TAX LOTS 2N-13E-33CB 100 AND 200
LOT 8, EAST CASCADE FIRST ADDITION
IN THE NW1/4, SW1/4 SECTION 33, TWP. 2 N., RANGE 13 E., W.M.
CITY OF THE DALLES, WASCO COUNTY, OREGON

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS

3775 CRATES WAY
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6657

PLOT DATE: 1/5/2016
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 13, 1999
BENJAMIN B. BESEDA 50800
EXPIRES: 12/31/2017

SHEET
1 OF 1
Work Order No. 14694

ABBREVIATIONS:

- AASHTO - AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABS - ACRYLONITRILE BUTADIENE STYRENE
APWA - AMERICAN PUBLIC WORKS ASSOCIATION
ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA - AMERICAN WATER WORKS ASSOCIATION
BF - BOTTOM OF FOOTING
BSW - BACK OF SIDEWALK
BW - BOTTOM OF WALL
CDF - CONTROLLED DENSITY FILL
CL - CLASS
CLR - CLEAR
CONT. - CONTINUOUS
COTG - CLEANOUT TO GRADE
C.Y. - CUBIC YARD
DCVA - DOUBLE CHECK VALVE ASSEMBLY
DEO - OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
DI - DUCTILE IRON
DIA. # - DIAMETER
DR - DIMENSION RATIO
(E) - EXISTING
EL - ELEVATION
FDC - FIRE DEPARTMENT CONNECTION
FF - FINISH FLOOR
FG - FINISH GRADE
FL - FLANGE
FM - FORCE MAIN
FW - FIRE WATER
G.V. - GATE VALVE
H, HORIZ. - HORIZONTAL
HMAC - HOT MIX ASPHALT CONCRETE
H.S. - HIGH STRENGTH
HYD. - HYDRANT
LEN. - LENGTH
IE - INVERT ELEVATION
L.F. - LINEAL FEET
LP - LIGHT POLE
LT. - LEFT
MUTCD - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
MV - MEDIUM VOLTAGE
N.C. - NORMALLY CLOSED
N.O. - NORMALLY OPEN
O.C., O/C - ON CENTER
ODOT - OREGON DEPARTMENT OF TRANSPORTATION
OHD - OREGON HEALTH DIVISION
(P) - PROPOSED
PC - POINT OF CURVATURE
P.C.C. - PORTLAND CEMENT CONCRETE
P.I.V. - POST INDICATOR VALVE
PO - PUSH ON
POC - POINT ON CURVE
PRO - POINT OF REVERSE CURVATURE
PSI - POUNDS PER SQUARE INCH
PT - POINT OF TANGENCY
PVC - POLYVINYL CHLORIDE
ROW - RIGHT OF WAY
RT. - RIGHT
S - SLOPE
SAN - SANITARY
SD - STORM DRAIN
SDCB - STORM DRAIN CATCH BASIN
SDCO - STORM DRAIN CLEANOUT
SDMH - STORM DRAIN MANHOLE
SDR - STANDARD DIMENSION RATIO
S.F. - SQUARE FEET
SSCO - SANITARY SEWER CLEANOUT
SSMH - SANITARY SEWER MANHOLE
SS - SANITARY SEWER
STA - STATION
STM - STORM
SW - SIDEWALK
S.Y. - SQUARE YARD
TC - TOP OF CURB
TS - TOP OF SIDEWALK OR SLAB
TF - TOP OF FOOTING
TP - TOP OF PAVEMENT
TW - TOP OF WALL
TYP. - TYPICAL
U.N.O. - UNLESS NOTED OTHERWISE
V. VERT. - VERTICAL

GENERAL NOTES:

- A) CONTRACTOR SHALL PROCURE AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY. OWNER TO PAY ALL PROJECT PERMIT COSTS. CONTRACTOR SHALL PROVIDE OWNER 48 HOURS NOTICE PRIOR TO REQUIRING PAYMENT FOR PERMITS.
B) CONTRACTOR TO PAY ALL PROJECT UTILITY TAPPING, TV, AND CHLORINATION COSTS. COST FOR RESETTING SHALL BE BORNE BY THE CONTRACTOR. CONTRACTOR SHALL COORDINATE AND PAY ALL COSTS ASSOCIATED WITH CONNECTING TO EXISTING WATER, SANITARY SEWER AND STORM SEWER FACILITIES.
C) CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.
D) ALL MATERIALS AND WORKMANSHIP FOR FACILITIES IN STREET RIGHT-OF-WAY OR EASEMENTS SHALL BE SUBJECT TO AGENCIES' CONSTRUCTION SPECIFICATIONS WHEREIN EACH HAS JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, WASCOS COUNTY OREGON HEALTH DIVISION (OHD), OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), WASHINGTON DEPARTMENT OF HEALTH (DOH) AND THE WASHINGTON DEPARTMENT OF ECOLOGY (DOE).
E) UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR, CONSTRUCTION OF ALL PUBLIC FACILITIES SHALL BE DONE BETWEEN 7:00 AM. AND 6:00 P.M., MONDAY THROUGH FRIDAY.
F) THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.
G) THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES A MINIMUM OF 48 BUSINESS HOURS (2 BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION AND COMPLY WITH ALL OTHER REQUIREMENTS OF ORS 757.541 TO 757.571 AND RCW 19.122.
H) ANY INSPECTION BY THE CITY OR OTHER AGENCIES SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES AND AGENCY REQUIREMENTS.
I) CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, TRAFFIC CONES PER CITY REQUIREMENTS IN ACCORDANCE WITH THE MUTCD (INCLUDING OREGON AND/OR WASHINGTON AMENDMENTS). ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
J) CONTRACTOR SHALL BE LICENSED WITH THE CONSTRUCTION CONTRACTOR BOARD.
K) ELEVATIONS ARE BASED ON AN ASSUMED DATUM.

EXISTING UTILITIES & FACILITIES:

- A) THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES WHEREIN HE WILL RECORD ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS THE STATION LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES ENCOUNTERED. THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY THE CITY UPON REQUEST. FAILURE TO CONFORM TO THIS REQUIREMENT MAY RESULT IN DELAY OF PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
B) UPON COMPLETION OF CONSTRUCTION OF ALL NEW FACILITIES, CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD RECORD DRAWINGS CONTAINING ALL AS-BUILT DRAWINGS TO THE ENGINEER FOR USE IN THE PREPARATION OF AS-BUILT DRAWINGS FOR SUBMITTAL TO THE CITY AND OWNER. ALL INFORMATION SHOWN ON THE CONTRACTORS FIELD RECORD DRAWINGS SHALL BE SUBJECT TO VERIFICATION BY THE ENGINEER. IF SIGNIFICANT ERRORS OR DEVIATIONS ARE NOTED BY THE ENGINEER, AN AS-BUILT SURVEY PREPARED AND STAMPED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AND/OR QUALIFIED ENGINEER SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
C) THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWING, ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND SIZES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
D) THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTORS EXPENSE.
E) CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING POTENTIAL UTILITY CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, AND THE DESIGN ENGINEER SHALL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITY CROSSINGS SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS.
F) ALL FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY ENGINEER.
G) UTILITIES OR INTERFERING PORTIONS OF UTILITIES THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL PLUG THE REMAINING EXPOSED ENDS OF ABANDONED UTILITIES IN A METHOD APPROVED BY THE CITY.
H) CONTRACTOR SHALL REMOVE ALL EXISTING SIGNS, MAILBOXES (POSTAL SERVICE NOTIFICATION REQUIRED), FENCES, LANDSCAPING, ETC., AS REQUIRED TO AVOID DAMAGE DURING CONSTRUCTION AND REPLACE THEM TO EXISTING OR BETTER CONDITION.
I) ANY SEPTIC TANKS ENCOUNTERED DURING CONSTRUCTION SHALL BE PUMPED OUT, CONTRACTOR SHALL BREAK BOTTOM OF TANK OUT AND BACKFILL WITH PEA GRAVEL UNLESS OTHERWISE REQUIRED BY PUBLIC AGENCIES HAVING JURISDICTION. SEPTIC TANK REMOVAL TO BE IN ACCORDANCE WITH SANITARIAN REQUIREMENTS.
J) ANY WELLS ENCOUNTERED SHALL BE ABANDONED PER STATE REQUIREMENTS.
K) ANY FUEL TANKS ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF PER STATE REQUIREMENTS. BACKFILL WITH COMPACTED GRANULAR MATERIAL.
L) CONTRACTOR SHALL COORDINATE AND PAY ALL COSTS ASSOCIATED WITH REMOVING OR ABANDONING ANY SEPTIC TANKS, WELLS (INCLUDING BOREHOLE PIEZOMETERS) AND FUEL TANKS ENCOUNTERED AS PER REGULATING AGENCY REQUIREMENTS. WHEN SHOWN ON THE DRAWINGS, THESE STRUCTURES SHALL BE REMOVED OR ABANDONED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY SEPTIC TANKS, WELLS OR FUEL TANKS NOT SHOWN ON THE DRAWINGS, AND OBTAIN CONCURRENCE FROM THE OWNER PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A DETAILED COST BREAKDOWN OF ALL WORK RELATED TO REMOVING ABANDONING SAID STRUCTURES. THE CONTRACTOR BE REBURSED ON A TIME & MATERIALS BASIS OR AT A NEGOTIATED PRICE AS AGREED TO BY THE OWNER.
M) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, DUST OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.

CURBS & SIDEWALKS:

- A) UNLESS OTHERWISE SHOWN OR INDICATED ON THE DRAWINGS, 6-INCHES NOMINAL CURB EXPOSURE USED FOR DESIGN OF ALL PARKING LOT AND STREET GRADES.
B) CONTRACTOR SHALL CONSTRUCT HANDICAP ACCESS RAMPS AT ALL INTERSECTIONS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
C) SIDEWALK TO BE INSTALLED AS INDIVIDUAL LOTS ARE DEVELOPED.
D) SIDEWALKS SHALL BE A MINIMUM OF 4-INCHES THICK AND STANDARD DRIVEWAYS SHALL BE A MINIMUM OF 6-INCHES THICK. COMMON USE DRIVEWAYS AND ALLEY APPROACHES SHALL BE MINIMUM 8-INCHES THICK. ALL CURBS, SIDEWALKS AND DRIVEWAYS SHALL BE CONSTRUCTED USING 3300 PSI CONCRETE WITH TYPE 1 OR TYPE 1D CLEAR CURING COMPOUND. (PER RD 720)
E) WHEN TRENCH EXCAVATION REQUIRES REMOVAL OF PCC CURBS AND/OR SIDEWALKS, THE CURBS AND/OR SIDEWALKS SHALL BE SAWCUT AND REMOVED AT A TOOLED JOINT UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE CITY. THE SAWCUT LINES SHOWN ON DRAWINGS ARE SCHEMATIC AND NOT INTENDED TO SHOW THE EXACT ALIGNMENT OF SUCH CUTS.

STREET LIGHTS:

- A) STREET LIGHTS SHALL BE INSTALLED AFTER ALL OTHER EARTHWORK AND PUBLIC UTILITY INSTALLATIONS ARE COMPLETED AND AFTER ROUGH GRADING OF THE PROPERTY IS ACCOMPLISHED TO PREVENT DAMAGE TO THE POLES.
B) STREET LIGHTS POLES SHALL BE SET TO A DEPTH AS SPECIFIED BY THE MANUFACTURER, BUT NOT LESS THAN 5 FEET.
C) STREET LIGHT POLES SHALL BE INSTALLED WITHIN ONE DEGREE (1°) OF PLUMB.
D) CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND PAY ALL COSTS FOR PROCUREMENT, INSTALLATION, WIRING AND HOOK UP OF STREET LIGHTS.

GRADING, PAVING & DRAINAGE:

- A) UNLESS OTHERWISE NOTED, ALL GRADING, ROCKING AND PAVING TO CONFORM TO ODOT/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY, CURRENT EDITION.
B) CLEAR AND GRUB WITHIN WORK LIMITS ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ECT. DO NOT DAMAGE OR REMOVE TREES EXCEPT AS APPROVED BY THE ENGINEER SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS TWO INCHES IN DIAMETER OR LARGER.
C) STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER, WHICH CANNOT BE COMPACTED INTO A STABLE MASS. ALL TREES, BRUSH AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OF OFF-SITE.
D) IMMEDIATELY FOLLOWING STRIPPING OPERATIONS, COMPACT SUBGRADE TO 95% WITHIN PAVED AREAS (90% IN OTHER AREAS) OF THE MAXIMUM DRY DENSITY PER ASTM D-698 TEST METHOD (STANDARD PROCTOR). SUBGRADES MUST BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLACING EMBANKMENTS, ENGINEERED FILLS OR FINE GRADING FOR BASE ROCK. CITY TO INSPECT WORK PERFORMED WITHIN R.O.W.
E) ALL FILLS SHALL BE ENGINEERED EXCEPT FOR FILLS LESS THAN 18-INCHES IN DEPTH WHICH ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, BUILDING PADS, PARKING LOTS OR OTHER AREAS TO BE IMPROVED. ENGINEERED FILLS SHALL BE CONSTRUCTED IN 6' LIFTS OVER APPROVED SUBGRADES. EACH LIFT SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-698 TEST METHOD (STANDARD PROCTOR)(90% ASTM D-698 FOR ALL OTHER AREAS).
F) CRUSHED ROCK SHALL CONFORM TO SECTION 00641 (AGGREGATE SUBBASE, BASE, AND SHOULDERS) ODOT/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY. COMPACT TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-698 TEST METHOD (STANDARD PROCTOR). WRITTEN COMPACTION TEST RESULTS FROM AN INDEPENDENT TESTING LABORATORY BE RECEIVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLACING A.C. PAVEMENT.
G) A.C. PAVEMENT SHALL CONFORM TO SECTION 00744 (HOT MIXED ASPHALT CONCRETE PAVEMENT (HM/C)) ODOT/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY. PAVEMENT SHALL BE COMPACTED TO MINIMUM OF 91% OF MAXIMUM DENSITY AS DETERMINED BY THE RICE STANDARD METHOD.
H) UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN.
I) FINISH PAVEMENT GRADES AT TRANSITION IN EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR BE FEATHERED PAST JOINTS WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINING SURFACE.
J) ALL EXISTING OR CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADES OF THE PAVEMENT. SIDEWALK, LANDSCAPED AREA OR MEDIAN STRIP WHEREIN THEY LIE, VERIFY THAT ALL VALVE BOXES AND RISERS ARE CLEAN AND CENTERED OVER THE OPERATION NUT. ADJUSTMENT AFTER PLACEMENT OF FINAL WEARING COURSE WILL NOT BE ALLOWED.
K) UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2H:1V.
L) CONTRACTOR SHALL SEED AND MULCH ALL EXPOSED SLOPES AND DISTURBED AREA, WHICH ARE NOT SCHEDULED TO BE LANDSCAPED.

TESTING AND INSPECTION:

- A) THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED OR NECESSARY INSPECTIONS ARE COMPLETED BY THE OWNER'S AUTHORIZED INSPECTORS PRIOR TO PROCEEDING WITH SUBSEQUENT WORK WHICH COVERS OR THAT IS DEPENDENT ON THE WORK TO BE INSPECTED. FAILURE TO OBTAIN NECESSARY INSPECTION(S) AND APPROVAL(S) SHALL RESULT IN THE CONTRACTOR BEING FULLY RESPONSIBLE FOR ALL PROBLEMS ARISING FROM UNINSPECTED WORK.
B) UNLESS OTHERWISE SPECIFIED, THE FOLLOWING TABLE OUTLINES THE MINIMUM TESTING SCHEDULE FOR THE PROJECT. THIS TESTING SCHEDULE IS NOT COMPLETE, AND DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF OBTAINING ALL NECESSARY INSPECTIONS FOR ALL WORK PERFORMED, REGARDLESS OF WHO IS RESPONSIBLE FOR PAYMENT.

Table with 3 columns: Test Name, Frequency, and Reference. Includes sections for WATER, SANITARY SEWER, and STORM.

PRIVATE UTILITIES:

- A) UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR APPROVED BY JURISDICTION HAVING AUTHORITY, ALL NEW PRIVATE UTILITIES (POWER, CABLE TV, TELEPHONE & GAS) SHALL BE INSTALLED UNDERGROUND. INSTALLATION OF PRIVATE UTILITIES IN A COMMON TRENCH WITH WATER, SANITARY SEWER OR STORM SEWER IS PROHIBITED.
B) CONTRACTOR SHALL COORDINATE POWER, TELEPHONE, AND CABLE TV COMPANY FOR LOCATION OF VAULTS, PEDESTALS, ETC. ALL ABOVE GRADE FACILITIES SHALL BE PLACED IN A LOCATION OUTSIDE THE PROPOSED SIDEWALK LOCATION.
C) POWER, TELEPHONE AND CATV TRENCHING AND CONDUITS SHALL BE INSTALLED PER UTILITY COMPANY REQUIREMENTS WITH PULL WIRE. CONTRACTOR SHALL VERIFY WITH UTILITY COMPANY FOR SIZE AND TYPE OF CONDUIT PRIOR TO CONSTRUCTION. ALL CHANGES IN DIRECTION OF UTILITY CONDUIT RUNS SHALL HAVE LONG RADIUS STEEL BENDS.
D) CONTRACTOR SHALL NOTIFY AND COORDINATE WITH PRIVATE UTILITY FOR RELOCATION OF POWER POLES, VAULTS, ETC.
E) ALL PRIVATE UTILITY STRUCTURES (VAULTS, PEDESTALS, LIGHT POLES, ETC.) SHALL BE SET A MINIMUM OF 1 FOOT FROM ANY PROPERTY CORNER OR SURVEY MONUMENT.

PIPED UTILITIES:

- A) ALL TAPPING OF EXISTING MUNICIPAL SANITARY SEWER, STORM DRAIN MAINS, AND MANHOLES MUST BE DONE BY CONTRACTOR FORCES.
B) UNDER FUTURE STREETS OR SIDEWALKS, USE CLASS "B" (3/4" MINUS AGGREGATE) BACKFILL FROM 6" BELOW PIPE TO SUBGRADE WHERE DEPTH OF COVER IS BETWEEN 2 AND 3 FEET AND WELL-GRADED CLASS A (NATIVE MATERIAL - ONLY ALLOWED WITHIN PUBLIC R.O.W. IF APPROVED BY THE CITY) ELSEWHERE. RISERS NOT EXCEEDING 6 INCHES IN GREATEST DIMENSION, WHICH ORIGINATE FROM THE TRENCH, WILL BE PERMITTED IN THE BACKFILL FROM 1 FOOT ABOVE THE TOP OF ANY PIPE TO 1 FOOT BELOW SUBGRADE. WHEN THE TRENCH IS WIDER THAN 3 FEET, ROCKS NOT EXCEEDING 6 INCHES IN GREATEST DIMENSION, WHICH ORIGINATE FROM THE TRENCH, WILL BE PERMITTED IN THE BACKFILL FROM 1 FOOT ABOVE THE TOP OF ANY PIPE OR BOX TO 5 FEET BELOW THE FINISHED SURFACE. ROCKS GREATER THAN 2 1/2 INCHES IN ANY DIMENSION WILL NOT BE PERMITTED IN BACKFILL PLACED WITHIN 1 FOOT OF SUBGRADE. WHERE ROCKS ARE INCLUDED IN THE BACKFILL, THEY SHALL BE MIXED WITH SUITABLE EXCAVATED MATERIALS SO AS TO ELIMINATE VOIDS. SUBJECT TO THE PROVISIONS SET FORTH HEREIN, THE MATERIAL OBTAINED FROM PROJECT EXCAVATIONS MAY BE USED AS BACKFILL PROVIDED THAT ALL ORGANIC MATERIAL, RUBBISH, DEBRIS, AND OTHER OBJECTIONABLE MATERIALS ARE FIRST REMOVED.
C) CONTRACTOR SHALL ARRANGE TO ABANDON EXISTING SEWER AND WATER SERVICES NOT SCHEDULED TO REMAIN IN SERVICE IN ACCORDANCE WITH APPROVING AGENCY REQUIREMENTS.
D) ALL PIPED UTILITIES ABANDONED IN PLACE SHALL HAVE ALL OPENINGS CLOSED WITH CONCRETE PLUGS WITH A MINIMUM LENGTH EQUAL TO 2 TIMES THE DIAMETER OF THE ABANDONED PIPE.
E) THE END OF ALL UTILITY STUBS SHALL BE MARKED WITH A 2X4 COLOR CODED AND WIRED TO PIPE STUB.
F) ALL NON-METALLIC WATER, SANITARY AND STORM SEWER PIPING SHALL HAVE AN ELECTRICALLY CONDUCTIVE INSULATED 1/2 GAUGE COPPER TRACER WIRE THE FULL LENGTH OF THE INSTALLED PIPE. USING BLUE WIRE FOR WATER AND GREEN FOR STORM AND SANITARY PIPING. TRACER WIRE SHALL BE EXTENDED UP INTO ALL VALVE BOXES, CLEAN-OUTS, MANHOLES AND CATCH BASINS. TRACER WIRE PENETRATIONS INTO MANHOLES SHALL BE WITHIN 18 INCHES OF THE RIM ELEVATION AND ADJACENT TO MANHOLE STEPS. THE TRACER WIRE SHALL BE TIED TO THE TOP MANHOLE STEP OR OTHERWISE SUPPORTED TO ALLOW RETRIEVAL FROM THE OUTSIDE OF THE MANHOLE. USE WATERPROOF FITTINGS AT ALL CONNECTIONS.
G) NO TRENCHES IN ROADS OR DRIVEWAYS SHALL BE LEFT IN AN OPEN CONDITION OVERNIGHT. ALL SUCH TRENCHES SHALL BE CLOSED BEFORE THE END OF EACH WORK DAY AND NORMAL TRAFFIC FLOWS RESTORED.
H) SANITARY SEWER LATERALS TO BE RUN TO EDGE OF R.O.W. AT 1/4" PER 12" SLOPE. LATERALS TO BE INSTALLED DOWNSTREAM OF MAINLINE CLEAN OUTS AND/OR MANHOLES. ALL CATCH BASINS TO HAVE 8" PVC. SDR-35 LATERALS. CATCH BASIN LOCATION MAY BE MODIFIED TO ACCOMMODATE LOW SPOTS CREATED DURING CONSTRUCTION. ENGINEER AND/OR CITY PROJECT MANAGER MAY REQUIRE ADDITIONAL CATCH BASINS TO BE PLACED AT LOW SPOTS CREATED DURING CONSTRUCTION.
I) CONTRACTOR TO MAKE MINOR ADJUSTMENT TO SERVICE LOCATIONS, WHERE NECESSARY, TO AVOID CONFLICT. MAINTAIN 5' MINIMUM SEPARATION BETWEEN STORM AND SANITARY AND 10' MIN. SEPARATION BETWEEN SANITARY AND WATER, 1' TO MANHOLES OR CATCH BASINS AND 5' BETWEEN MANHOLES AND CATCH BASINS. MAINTAIN 1' VERTICAL AND 2' HORIZONTAL SEPARATION BETWEEN CITY AND PRIVATE FRANCHISE UTILITY SERVICES AND 2' HORIZONTAL SEPARATION BETWEEN CITY UTILITIES IN A COMMON TRENCH.

Table with 2 columns: COVER DEPTH and 8" - 48" DIAMETER. Lists pipe specifications for different cover depths.

WATER SYSTEM: (CITY OF THE DALLES)

- A) CITY FORCES TO OPERATE ALL VALVES INCLUDING FIRE HYDRANTS ON EXISTING PUBLIC MAINS.
B) ALL WATER MAINS SHALL BE DUCTILE IRON CLASS 52, ALL FITTINGS 4-INCHES THROUGH 24-INCHES IN DIAMETER SHALL BE DUCTILE IRON FITTINGS IN CONFORMANCE WITH AWWA C-153 OR AWWA C-110. THE MINIMUM WORKING PRESSURE FOR ALL MJ CAST IRON OR DUCTILE IRON FITTINGS 4-INCHES THROUGH 24-INCH IN DIAMETER SHALL BE 350 PSI FOR MJ FITTING AND 250 PSI FOR FLANGED FITTINGS.
C) MATERIALS THAT COME INTO CONTACT WITH POTABLE WATER SHALL MEET NATIONAL SANITATION FOUNDATION STANDARD 61, SECTION 9 REQUIREMENTS.
D) ALL WATER MAINS TO BE INSTALLED WITH A MINIMUM 36 INCH COVER TO FINISH GRADE UNLESS OTHERWISE NOTED OR DIRECTED. SERVICE LINE TO BE INSTALLED WITH A MINIMUM 30 INCH COVER. DEEPER DEPTHS MAY BE REQUIRED AS SHOWN ON THE DRAWINGS OR TO AVOID OBSTRUCTIONS.
E) UNLESS OTHERWISE SHOWN OR APPROVED BY THE ENGINEER, ALL VALVES SHALL BE FLANGE CONNECTED TO ADJACENT TEES OR CROSSES.
F) WATER SERVICE PIPE ON THE PUBLIC SIDE OF THE METER SHALL BE TYPE K SOFT COPPER TUBING CONFORMING TO ASTM B-8 AS SHOWN IN THE WATER SERVICE DETAIL.
G) ALL CONNECTIONS INTO EXISTING WATERLINE ARE TO BE DONE BY CITY APPROVED CONTRACTOR. SUBMIT NAME, QUALIFICATIONS AND MATERIAL SPECIFICATIONS TO CITY FOR REVIEW AND APPROVAL A MINIMUM OF 1 WEEK IN ADVANCE OF WORK.
H) CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT AND MATERIALS (INCLUDING PLUGS, BLOWOFFS, VALVES, SERVICE TAPS, ETC.) REQUIRED TO FLUSH, TEST AND DISINFECT WATERLINES PER PUBLIC AGENCY REQUIREMENTS. PRESSURE TESTING REQUIREMENTS IN CONFORMANCE WITH SECTION 01140.51 (HYDROSTATIC TESTING) OF THE ODOT/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY.
I) THE WORK SHALL BE PERFORMED IN A MANNER DESIGNATED TO MAINTAIN WATER SERVICE TO BUILDINGS SUPPLIED FROM THE EXISTING WATERLINES. IN NO CASE SHALL SERVICE TO ANY MAIN LINE OR BUILDING BE INTERRUPTED FOR MORE THAN FOUR (4) HOUR IN ANY ONE DAY. CONTRACTOR SHALL NOTIFY THE CITY AND ALL AFFECTED RESIDENTS AND BUSINESSES A MINIMUM OF 24 BUSINESS HOURS (1 BUSINESS DAY) PRIOR TO ANY INTERRUPTION OF SERVICE.
J) WHERE SANITARY SEWER LINES CROSS ABOVE OR WITHIN 18" INCHES VERTICAL SEPARATION BELOW A WATERLINE, SEWER MAINS AND/OR LATERALS SHALL BE REPLACED WITH AWWA C-900 PVC PIPE (OR 18") AT THE CROSSING. CENTER ONE FULL LENGTH OF AWWA C-900 PVC PIPE AT POINT OF CROSSING. CONNECT TO EXISTING SEWER LINES WITH APPROVED MANUFACTURED FITTINGS. BACKFILL WITH CDF AT CROSSINGS.
K) CATCH BASINS SHALL BE SET SQUARE WITH BUILDINGS OR WITH THE EDGE OF THE PARKING LOT OR STREET WHERE THEY LIE. STORM DRAIN INLET STRUCTURES AND PAVING SHALL BE ADJUSTED SO WATER FLOWS INTO THE STRUCTURE WITHOUT PONDING WATER.
L) UNLESS OTHERWISE APPROVED BY THE ENGINEER, ALL STORM DRAIN CONNECTIONS SHALL BE BY MANUFACTURED TEES OR SADDLES. CATCH BASIN LATERALS ARE TO USE MFG. 45° WYES.
M) UNLESS OTHERWISE SHOWN OR DIRECTED, INSTALL STORM SEWER PIPE IN CONFORMANCE WITH MANUFACTURERS INSTALLATION
N) PRIOR TO MANDREL TESTING OR FINAL ACCEPTANCE, FLUSH AND CLEAN ALL STORM DRAINS, AND REMOVE ALL FOREIGN MATERIAL FROM THE MAINLINES, MANHOLES AND CATCH BASIN.
O) CONTRACTOR SHALL CONDUCT DEFLECTION TEST OF FLEXIBLE STORM SEWER PIPES BY PULLING AN APPROVED MANDREL THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL BE 95% OF THE INITIAL PIPE DIAMETER. TEST SHALL BE CONDUCTED NOT MORE THAN 30 DAYS AFTER THE TRENCH BACKFILLING AND COMPACTION HAS BEEN COMPLETED.
P) CATCH BASIN LATERALS ARE TO BE "WYED" INTO THE MAIN. STAGGER WYE'S SLIGHTLY WHERE CATCH BASINS ARE DIRECTLY ACROSS FROM ONE ANOTHER.
Q) ALL MANHOLE BASES SHALL BE CONSTRUCTED WITH FLOW THROUGH CHANNELS

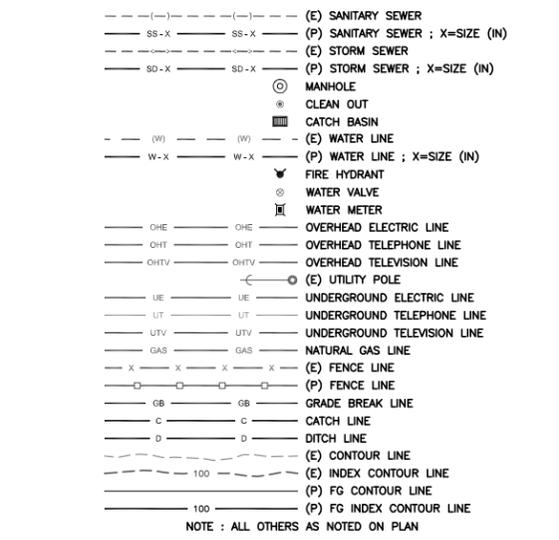
STORM DRAIN SYSTEM:

- A) STORM SEWER PIPE MATERIALS TO CONFORM TO THE CONSTRUCTION DRAWINGS AND CITY REQUIREMENTS (PVC D3034 ONLY, NO HDPE UNLESS SPECIFICALLY AUTHORIZED BY THE CITY). UNLESS OTHERWISE NOTED OR SHOWN ON THE DRAWINGS, STORM SEWER PIPE MATERIALS WITH WATER TIGHT JOINTS SHALL CONFORM TO THE TABLE BELOW. CONTRACTOR SHALL USE UNIFORM PIPE MATERIAL ON EACH PIPE RIM BETWEEN STRUCTURES UNLESS OTHERWISE DIRECTED OR APPROVED.
B) CONTRACTOR SHALL DESIGNATE THE PIPE MATERIAL ACTUALLY INSTALLED ON THE FIELD RECORD DRAWINGS AND PROVIDE THIS INFORMATION TO THE ENGINEER FOR AS-BUILT DRAWINGS.
C) CATCH BASINS SHALL BE SET SQUARE WITH BUILDINGS OR WITH THE EDGE OF THE PARKING LOT OR STREET WHERE THEY LIE. STORM DRAIN INLET STRUCTURES AND PAVING SHALL BE ADJUSTED SO WATER FLOWS INTO THE STRUCTURE WITHOUT PONDING WATER.
D) UNLESS OTHERWISE APPROVED BY THE ENGINEER, ALL STORM DRAIN CONNECTIONS SHALL BE BY MANUFACTURED TEES OR SADDLES. CATCH BASIN LATERALS ARE TO USE MFG. 45° WYES.
E) UNLESS OTHERWISE SHOWN OR DIRECTED, INSTALL STORM SEWER PIPE IN CONFORMANCE WITH MANUFACTURERS INSTALLATION
F) PRIOR TO MANDREL TESTING OR FINAL ACCEPTANCE, FLUSH AND CLEAN ALL STORM DRAINS, AND REMOVE ALL FOREIGN MATERIAL FROM THE MAINLINES, MANHOLES AND CATCH BASIN.
G) CONTRACTOR SHALL CONDUCT DEFLECTION TEST OF FLEXIBLE STORM SEWER PIPES BY PULLING AN APPROVED MANDREL THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL BE 95% OF THE INITIAL PIPE DIAMETER. TEST SHALL BE CONDUCTED NOT MORE THAN 30 DAYS AFTER THE TRENCH BACKFILLING AND COMPACTION HAS BEEN COMPLETED.
H) CATCH BASIN LATERALS ARE TO BE "WYED" INTO THE MAIN. STAGGER WYE'S SLIGHTLY WHERE CATCH BASINS ARE DIRECTLY ACROSS FROM ONE ANOTHER.
I) ALL MANHOLE BASES SHALL BE CONSTRUCTED WITH FLOW THROUGH CHANNELS

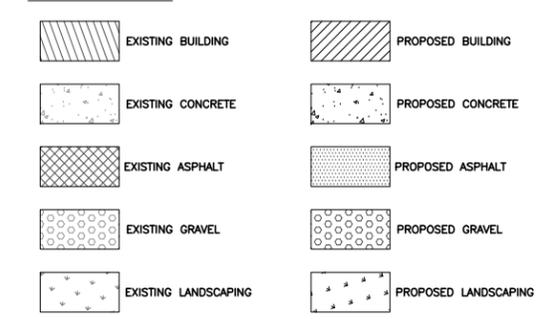
SANITARY SEWER SYSTEM:

- A) UNLESS OTHERWISE SPECIFIED, SANITARY SEWER PIPE SHALL BE PVC IN CONFORMANCE WITH ASTM D3034, SDR 35, MINIMUM STIFFNESS SHALL BE 46 PSI PER ASTM D-2412 AND JOINT TYPE SHALL BE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212. ALL OTHER APPURTENANCES AND INSTALLATION TO CONFORM TO THE CITY SPECIFICATIONS.
B) ALL PRECAST MANHOLES SHALL BE PROVIDED WITH INTEGRAL RUBBER BOOTS. WHERE MANHOLES WITH INTEGRAL RUBBER BOOTS ARE NOT USED, A SEAR JOINT SHALL BE PROVIDED ON ALL MAINLINES WITHIN 1.5 FEET OF THE OUTSIDE FACE OF THE MANHOLE. WATER TIGHT LOCKDOWN LIDS REQUIRED ON ALL MANHOLES OUTSIDE OF PUBLIC RIGHT-OF-WAY. ALL MANHOLES ARE TO HAVE FLOW CHANNELS CAST IN THEM.
C) OPENINGS FOR CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY SAWCUTTING OR CORE-DRILLING EXISTING MANHOLE STRUCTURE. USE OF PNEUMATIC JACKHAMMER SHALL BE PROHIBITED. CONNECTIONS TO BE WATER TIGHT AND SHALL PROVIDE A SMOOTH FLOW INTO AND THROUGH THE MANHOLE. SMALL CHIPPING HAMMERS OR SIMILAR LIGHT TOOLS WHICH WILL NOT DAMAGE OR CRACK THE MANHOLE BASE MAY BE USED TO SHAPE CHANNELS OR ENLARGE EXISTING OPENINGS IF AUTHORIZED BY THE ENGINEER.
D) PER DEQ/DOE REQUIREMENTS, CONTRACTOR SHALL HAVE PUBLIC SEWER INSTALLATION INSPECTED AND TESTED AND CERTIFIED BY A LICENSED ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH 48 HOURS ADVANCE NOTICE FOR INSPECTION.
E) CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS, EQUIPMENT FACILITIES TO TEST SANITARY SEWER PIPE AND APPURTENANCES FOR LEAKAGE IN ACCORDANCE WITH CITY CONSTRUCTION STANDARDS. SANITARY SEWER PIPE AND APPURTENANCES SHALL BE TESTED FOR LEAKAGE. LEAKAGE TESTS SHALL INCLUDE AN AIR TEST OF ALL SEWER MAINS AND LATERALS AND VACUUM TESTING OF THE MANHOLES. MANHOLE TESTING SHALL BE PERFORMED AFTER COMPLETION OF AC PAVEMENT AND FINAL SURFACE RESTORATION.
F) MANHOLES CONSTRUCTED OVER EXISTING SANITARY SEWERS SHALL CONFORM TO SECTION 00490.41 (MANHOLES OVER EXISTING SEWERS) OF THE ODOT/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY. THE EXISTING PIPE SHALL NOT BE BROKEN OUT UNTIL AFTER THE COMPLETION OF THE MANHOLE TESTS.
G) PRIOR TO MANDREL TESTING AND/OR TV INSPECTION, FLUSH AND CLEAN ALL SEWERS, AND REMOVE ALL FOREIGN MATERIAL FROM THE MAINLINES AND MANHOLES.
H) CONTRACTOR SHALL CONDUCT DEFLECTION TESTS OF FLEXIBLE SANITARY SEWER PIPES BY PULLING AN APPROVED MANDREL THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL BE 95% OF THE INITIAL PIPE DIAMETER. TEST SHALL BE CONDUCTED NOT MORE THAN 30 DAYS AFTER THE TRENCH BACKFILLING AND COMPACTION HAS BEEN COMPLETED.
I) UPON COMPLETION OF ALL SEWER CONSTRUCTION, TESTING AND REPAIR, THE CONTRACTOR SHALL CONDUCT A COLOR TV ACCEPTANCE INSPECTION OF ALL PUBLIC MAINLINES IN ACCORDANCE WITH SECTION 00445.74 (TELEVISION INSPECTION OF SANITARY AND STORM SEWERS) OF THE ODOT/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY. THE TV INSPECTION SHALL BE CONDUCTED BY AN APPROVED TECHNICAL SERVICE, WHICH IS EQUIPPED TO MAKE AUDIO-VISUAL RECORDING OF THE TV INSPECTIONS ON VHS VIDEO TAPE OR DVD. UNLESS OTHERWISE REQUIRED BY AGENCY WITH JURISDICTION, A STANDARD 1-INCH DIAMETER BALL SHALL BE SUSPENDED IN FRONT OF THE CAMERA DURING THE INSPECTION. SUFFICIENT WATER REVEAL TO LOW AREAS OR REVERSE GRADE SHALL BE DISCHARGED INTO THE PIPE IMMEDIATELY PRIOR TO INITIATION OF THE TV INSPECTION. THE VHS TAPE AND WRITTEN REPORT SHALL BE DELIVERED TO THE CITY.

GENERAL LEGEND:



HATCH LEGEND:



RENEWAL DATE: 12/31/17
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REVISIONS:

Table with 3 columns: No., Description, Date. Contains one row with '1' in the No. column.

DRAWN BY:

CHECKED BY:

JOB NO: 15-034

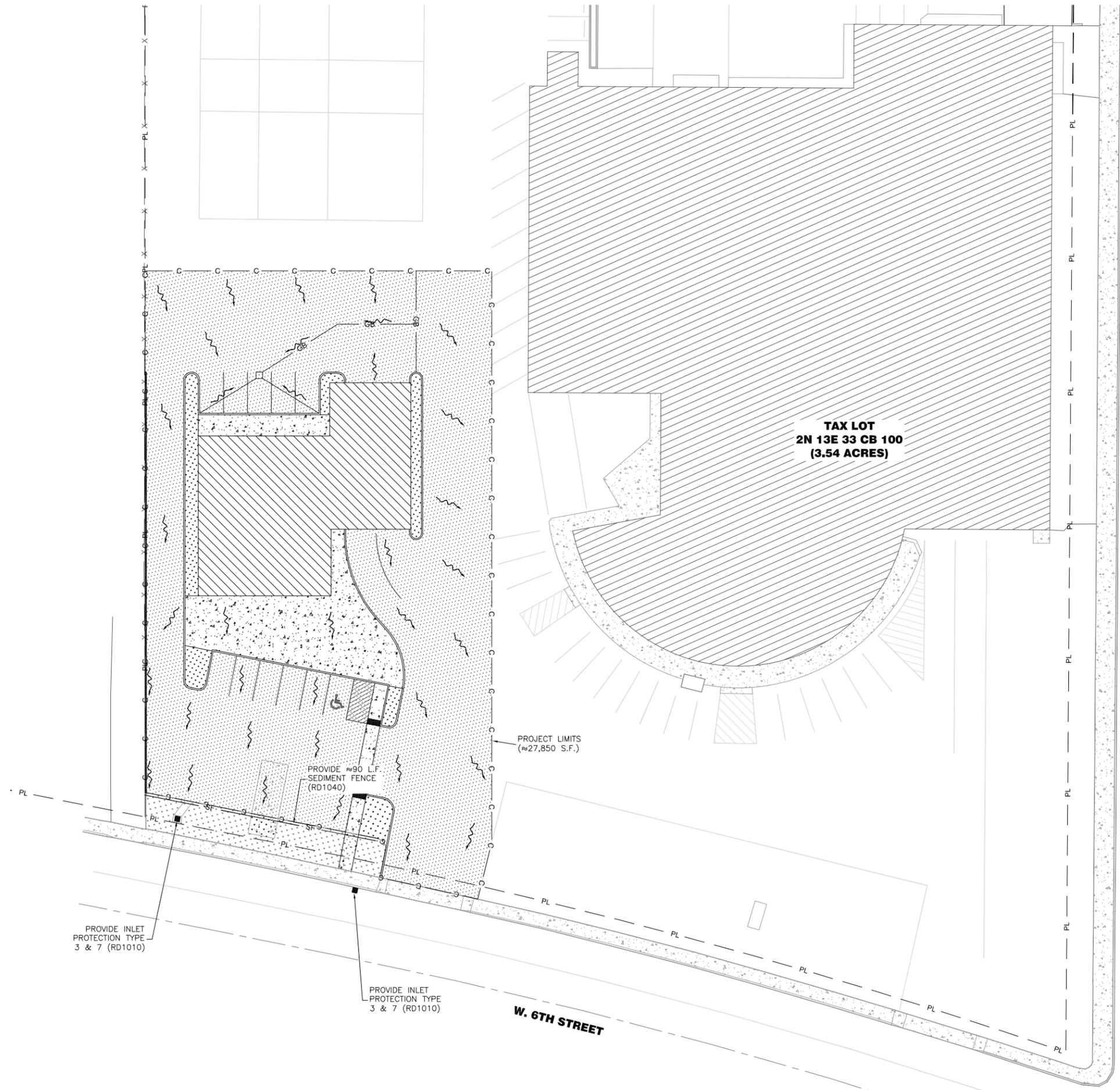
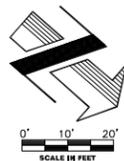
DATE: 01/05/2016

ISSUED FOR: REVIEW

SHEET TITLE

CIVIL NOTES

SHEET NO.



RENEWAL DATE: 12/31/17

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REVISIONS

No.	Description	Date

DRAWN BY: _____
 CHECKED BY: _____
 JOB NO: 15-034
 DATE: 01/05/2016
 ISSUED FOR: REVIEW

SHEET TITLE
 EROSION & SEDIMENT
 CONTROL PLAN

SHEET NO.

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**City of The Dalles
Staff Report**

Recreational Vehicle Park

Public Hearing

Prepared by: Richard Gassman, Planning Director
Procedure Type: Legislative
Hearing Date: February 4, 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 presented potential LUDO amendments at a public hearing before the Planning Commission on January 21. The Planning Commission made changes to the staff proposal and continued the hearing to February 4.

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. Since this is a continued hearing, no additional notices are required.

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, with amendments from the January 21 Commission meeting. The changes are in section F 1 and 2, G, and the new 12.040. 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.

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. Access to an RV Park shall be from an arterial or collector street, or 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. If the access is not from an arterial or collector street, each access shall be evaluated on a case by case basis to determine if access is adequate for the type of RV which is anticipated to enter into and exit from the RV Park. The evaluation will include on street parking allowances and the condition of the street.**
- 2. In order to facilitate ease of entry and exit, the Commission may authorize a wider driveway entrance than is otherwise provided for in this Ordinance.**
- 3. Park access connections to public streets shall meet the requirements of Section 6.050: Access Management.*
- 4. 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 **with vegetation 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. **The landscaping plan will include internal shade trees.***

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 RV Park 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 February 4, 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 #91-15, 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 4th DAY OF FEBRUARY, 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 4th day of February, 2016.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST: _____

Richard Gassman, Planning Director
City of The Dalles