



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
FAX: (541) 298-5490
Planning Department

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 6, 2014

6:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES – January 16, 2014
- V. PUBLIC COMMENT (Items not on the Agenda)
- VI. **QUASI-JUDICIAL HEARING - APPLICATION NUMBER: VAR 123-14, Escape The Dalles, LLC; REQUEST:** Application to gain approval for an additional sign on the southeast building elevation. The property is located at 2014 West 7th Street, The Dalles, Oregon, and is further described as 2N 13E 33CB t.l. 1500. Property is zoned “CG” – General Commercial District.
- VII. RESOLUTION - P.C. Resolution No. 536-14; VAR 123-14; Escape the Dalles, LLC
- VIII. STAFF COMMENTS
- IX. COMMISSIONER COMMENTS/QUESTIONS
- X. NEXT SCHEDULED MEETING DATE
February 20, 2014
- XI. STANDARDS SUB-GROUP WORK SESSION – Re: Residential Infill Policies
- XII. ADJOURNMENT

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, January 16, 2014

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 6:18 PM.

BOARD MEMBERS PRESENT:

Bruce Lavier, Mark Poppoff, Chris Zukin, Dennis Whitehouse

BOARD MEMBERS ABSENT:

Jeff Stiles

STAFF MEMBERS PRESENT:

City Attorney Gene Parker, Planning Director Richard Gassman, City Engineer Dale McCabe, Administrative Secretary Carole Trautman

APPROVAL OF AGENDA:

Chair Lavier noted to strike Item #4A of the agenda. It was moved by Whitehouse and seconded by Zukin to approve the agenda as modified. The motion carried unanimously; Stiles was absent.

APPROVAL OF MINUTES:

It was moved by Zukin and seconded by Whitehouse to approve the November 21, 2013 minutes as submitted. The motion carried unanimously; Stiles was absent.

It was moved by Zukin and seconded by Whitehouse to approve the November 25, 2013 Bus Tour minutes as submitted. The motion carried unanimously; Stiles was absent.

QUASI-JUDICIAL HEARINGS

A. Application Number: CUP 170-13; Mid-Columbia Council of Governments; Request:

Application to gain approval for the construction of a Transit Operation Center. The property is located at 802 Chenoweth Loop Road, The Dalles, Oregon, and is further described as 2N 13E 29DB tax lot 7500. Property is zoned "CG"- Commercial General District.

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

Chair Lavier opened the public hearing at 6:25 PM.

Senior Planner Hert highlighted the staff report. She pointed out that Finding A-18, page 4 of the staff report, indicated the applicant would be required to dedicate five feet for the West 7th Street frontage to meet the street width as designed by City Engineering. The applicant would be required to initiate a

Local Improvement District and be responsible for half street improvement on the linear frontage only. The site plan called for a pull-out area, so the applicant would be required to either provide the City with an easement, or dedicate the sidewalk area as public right-of-way.

Senior Planner Hert stated that two items needed to be addressed regarding the structure's development standards. The only structure that did not meet setback requirements was the covered bus parking. However, LUDO allows for an adjustment in a reduced setback that could be considered as a condition of approval. A bicycle parking space would also need to be added.

Regarding landscaping standards (Finding A-31), the staff report should reflect a minor change from a "100% irrigation" requirement to an "adequate irrigation" requirement. With that change noted, Hert said, staff recommended approval with 20 conditions of approval.

Zukin asked how much of a reduced setback allowance the Greyhound Passenger Shelter could receive. Senior Planner Hert said there could be up to a 20% setback adjustment, and it could be done administratively.

Chair Lavier asked if the current Greyhound downtown center would move. City Attorney Parker said the plan was to move Greyhound to the new Transit Operation site. Poppoff asked if any of the buses would run after 11 p.m. Parker said he believed there was a bus that ran at 12 midnight. Poppoff said that could be a problem.

Senior Planner Hert advised that one written comment was received from Elisabeth Helseth, 3720 West 7th Street, The Dalles, Oregon (copy attached as Exhibit 1). Her letter stated that she objected strongly to the Transit Center. Hert pointed out that the development site was located in the "CG" – Commercial General Zone, and there were mixed uses in that area. Director Gassman pointed out the area did not turn residential until 8th Street.

Whitehouse asked if the applicant could explain what bus or buses would utilize the pull-out area, the routes they would use, and where the bus/buses would turn around.

Testimony

Proponents

Dan Schwanz, 1113 Kelly Avenue, The Dalles, Oregon, stated the pull-out area would be utilized by the Greyhound, Link, and Columbia Area Transit bus companies. He described the traffic route as follows: Hostettler, down 10th Street, then back down Chenoweth Loop. The reason for the project was that the current operations were fractured. They were located in unsecured, unfenced areas on the east end of town. The new location would provide security and a covered area. With the Granada Block plans, Mid-Columbia Council of Governments (MCCOG) felt it was time to move. The multi-transit operation would enhance car sharing, provide an opportunity to utilize the services, and provide for future growth. The organization provides services to the entire community, Mr. Schwanz said.

Poppoff asked if any other buses ran between the hours of 11 p.m. and 7 a.m. Mr. Schwanz indicated that the CAT bus picked passengers up around 6:45 a.m., and the evening CAT bus dropped passengers off around 6:15 p.m. five days a week.

Whitehouse asked if MCCOG would consider giving more space than 8 feet for the pull-out. Mr. Schwanz said he could discuss it with the architect. It was designed as such to allow the bus to pull up to the curb and allow people to exit the bus onto a curb. Whitehouse said it could develop a concern

for school buses traveling in the area. Schwanz agreed there could be a conflict with a Greyhound bus that arrived at 3 p.m. An alternative, he said, would be to discuss with the architect using 7th Street as an alternate route that would create the least amount of conflict. Poppoff said that would also alleviate the noise problem. Whitehouse said the alternate route would take the buses out of the school district.

Chair Lavier suggested MCCOG could meet with the City, school district and architect to arrive at a decision for a condition of approval. Mr. Schwanz said he had no objections pursuing this. City Engineer Dale McCabe said the City had previously discussed the 7th Street route with the applicant in a pre-application meeting; and the City needed to be certain that, if it was a condition, it would be contingent upon the design working rather than making it a requirement. He said it was the staff's general consensus that 7th Street would be a better route.

Whitehouse asked for clarification on what MCCOG considered "light duty maintenance." Mr. Schwanz said the light maintenance would include changing light bulbs, windshield wipers, etc. Other maintenance duties, such as oil changes, inspections, etc., could possibly be added in the future. He also said that if a 7th Street design would not be feasible, they could look into going wider than 8 feet on Chenowith Loop Road.

Senior Planner Hert pointed out that language should be added at the end of the proposed Condition of Approval #15 as follows: "or West 7th Street for a bus frontage pull-out area."

John Nelson, 524 West Third Place, The Dalles, Oregon, said he was in favor of this project. He felt it would bring credence and support to alternative transit systems other than autos, it would take automobiles off the roads and have an effect on the wear and tear of the infrastructure. Mr. Nelson said the new Condition of Approval #21 (changing the route to 7th Street) made sense, and that route would provide a bike access there. It would provide a much safer route for bicyclists, he said.

Zukin stated that the proposed language of Condition #21 was not a requirement, and it did not allow the condition to come back to the Planning Commission. Whitehouse suggested adding a stipulation that if the 7th Street option was not feasible, the width of the proposed pull-out would be widened. Zukin said he could support that.

Mr. Parker added a proposed Condition of Approval #21 as follows: "The applicant acknowledges that it will work with the City and School District #21 to determine if the bus pull-out on Chenowith Loop Road can be moved to 7th Street, which is the Planning Commission's preferred option, contingent upon street design requirements being able to accommodate the relocation of the bus pull-out. In the event the bus pull-out cannot be relocated to 7th Street, the applicant agrees that the site plan will be modified to increase the width of the pull-out on Chenowith Loop Road."

Chair Lavier closed the public hearing at 7:05 PM.

Deliberation

It was moved by Zukin and seconded by Poppoff to approve CUP #170-13 as presented, and to include the addition of Condition of Approval #21 and the modifications to Condition of Approval #15 as submitted, based upon the findings of fact and testimony given. The motion carried unanimously, Stiles was absent.

Chair Lavier called a recess at 7:08 PM and the meeting reconvened at 7:11 PM.

B. **Application number:** CUP #171-13 and SPR 424-13; Northern Wasco County Parks and Recreation District **Request:** To construct a new swimming pool, bath house, and Park District office building. The property is located at 602 West Second Street, The Dalles, Oregon, and is further described as 1N 13E 4AA tax lots 500, 600, 700, and 801. The property is zoned "P/OS" – Parks and Open Space District.

Chair Lavier 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.

Chair Lavier opened the public hearing at 7:13 PM.

Director Gassman highlighted the staff report. He reported this project was basically a re-doing of what was already there. The pool would be redone and slightly larger. The bath house would be moved around to the north side of the pool. The second portion of the project would be the addition of district offices. A splash pool would be added. Gassman said the parking lot would not change, but parking would be added near the skate park so handicap access would be available on the upper level. In doing this, Gassman stated, an elevator would not be required, which would save expenses. Gassman said no comments were received from the public.

Poppoff asked if shade trees could be added around the playground. Director Gassman said the applicant could address that question during testimony.

Director Gassman pointed out that the applicant would be required to sign a Waiver of Remonstrance for signaling at the property adjacent to the intersection of Mt. Hood and East Second Streets. Also, Condition of Approval #4 was included that required the applicant to sign an easement for an existing sewer line because there was an existing sewer line on park property that ran along the back side of properties on West 3rd Place.

Testimony **Proponents**

Scott Green, Parks Director, 414 Washington Street, The Dalles, Oregon and Mark Seder, architect, 3219 NE Thompson Street, Portland, Oregon. Mr. Green said there were shade trees around the existing playground, and the other playground was planned as a future project and was not part of this application. He said additional shade trees would be planted around the green spaces.

Mr. Green said that by adding the additional parking spaces by the skate park, it would bypass ADA access requirements of adding an elevator. The district office was designed in such a way that much of the park could be seen from the offices to add extra security, and additional cameras would be added for safety.

Mr. Seder said the Parks and Recreation District would save on a lease payment by having its own office onsite. District employees viewing the park from the district offices would add safety, and the offices would connect the two levels of the park.

Mr. Green said there were future plans for additional expansion. The park would be very visible from I-84, including a water slide that would attract tourists. Mr. Green stated that by adding an additional lane to the pool, it would allow extra swim meets on a regional and state level.

John Nelson, 524 West Third Place, The Dalles, Oregon, said he was a neighbor to the park, and as a school board director he thought the greatest thrill was that this project identified the community as one that puts kids first. He felt the project would make it possible for all community members to use the pool and live a healthy life style.

Opponent

Lenore Clifford, 531 West 3rd Place, The Dalles, Oregon, said she believed she was probably one of the closest neighbors to the park. Mrs. Clifford said she did not want any kind of blasting as had happened in the past. Mrs. Clifford said she would file an injunction and stop work if there was any blasting. She also had a concern about keeping people from falling off the big cliff behind her house, and a concern about transients.

Rebuttal

Scott Green, 414 Washington Street, The Dalles, Oregon, said there would be no blasting. The Parks District contracted a civil engineer, and they didn't anticipate any blasting. He said a rock chisel would be used in the pool area. As far as the cliff area was concerned, the Parks Department was working closely with the police department, and "No Trespassing signs" would be placed in the area. Regarding transients, the hope was that the new district office would deter transient traffic. He said removing the shelter helped, and the Parks Department added security cameras.

Chair Lavier closed the public hearing at 7:45 PM.

Deliberation

Zukin said he thought it was a great project, and he liked the layout. He said he wondered about the Waiver of Remonstrance between two taxing entities and thought perhaps the requirement should be dropped. City Attorney Parker stated that staff had concerns regarding signaling and felt there was a need for the Waiver of Remonstrance. Parker said staff felt the Parks District would be a good partner for the Local Improvement District (LID). By not requiring the Waiver of Remonstrance, it could hinder the formation of the LID in the future. Parker thought Safeway, Cascade Eye Center, and the Walgreens development were required to sign Waivers of Remonstrance. He said the City was trying to distribute the responsibility fairly. City Engineer Dale McCabe said the City was getting closer and closer to that particular LID project, but funding was an issue. The City had always been waiting for the West Gateway project to come in, that would trigger it, McCabe stated. Commissioner Poppoff asked what percentage of the entire cost of the signalization would be the Parks Department's responsibility. McCabe said it was dependent on how many properties were involved and what other funding resources were available at the time, so he could not give an estimate at this time.

It was moved by Zukin and seconded by Whitehouse to approve CUP #171-13 and SPR 424-13 with all conditions of approval, based on the findings of fact and hearing testimony. The motion carried unanimously, Stiles was absent.

RESOLUTIONS:

It was moved by Whitehouse and seconded by Poppoff to approve PC Resolution #534-14; CUP 170-13, Mid-Columbia Council of Governments, including the stated modification to Condition of Approval #15, and the addition of Condition of Approval #21 as prepared and read by City Attorney Parker. The motion carried unanimously, Stiles was absent.

It was moved by Zukin and seconded by Whitehouse to approve PC Resolution #535-14; CUP 171-13 and SPR 424-13, Northern Wasco County Parks and Recreation District, as submitted. The motion carried unanimously, Stiles was absent.

STAFF COMMENTS:

Gassman reported that two Planning Commissioners resigned, Rob Raschio and Mike Zingg.

COMMISSIONER COMMENTS/QUESTIONS:

Chair Lavier commented that he felt fairly positive about the work that had been done thus far on the Planning Commission's Residential Infill Policy and sub-group work sessions. Director Gassman said there would be a Standards sub-group meeting on February 6, then possibly a Planning Commission general work session on February 20.

NEXT MEETING:

February 6, 2014 – Sign Variance hearing; Standards sub-group work session.

ADJOURNMENT:

The meeting was adjourned at 7:58 PM.

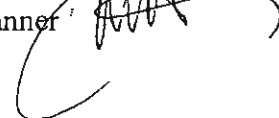
Respectfully submitted by Carole J. Trautman, Administrative Secretary.

Bruce Lavier, Chairman

City of The Dalles
STAFF REPORT

Variance No. 123-14

Escape The Dalles, LLC

Prepared by: Dawn Marie Hert, Senior Planner 

Procedure Type: Quasi-Judicial

Hearing Date: February 6, 2014

Assessor's Map: 2N 13E 33 CB, tax lot 1500

Address: 2014 West 7th Street

Comprehensive Plan "CG" Commercial General

Zoning District: "CG" Commercial General

City Limits: Inside

Request: To obtain approval for an additional flush mount sign to be placed on the easterly face of the Motel. Current Land Use Ordinance allows for one freestanding sign and two faces of the building to be signed.

BACKGROUND INFORMATION

The subject property is the site of the new Fairfield Inn Motel. Completion date is anticipated to be this summer. The applicant has permits ready to issue for three signs that are allowed outright in the Commercial General zoning district by the Land Use and Development Ordinance 98-1222(LUDO): an illuminated primary flush sign on the face of the motel that is 94 square feet in area; a secondary free-standing monument sign that will be located at the entrance on 7th Street; and a secondary street frontage flush mount sign that is also 94 square feet in area that will be located on one side of the motel. The variance request is for a fourth sign that is proposed to be the same size as the other two approved flush mount signs. The location of the proposed sign will be on the opposite side.

Currently, planning staff is working with a committee that was appointed by the Mayor to review our Sign Code section of the LUDO. The committee continues to look at possible

changes or modifications to the current code that would make the sign code clear and enforceable.

Over the years, staff has received input from both businesses and sign companies looking to provide signage on multiple faces of a building. Businesses that only have one street frontage are allowed one face to be signed with a flush-mount sign; buildings with multiple frontages are allowed one additional secondary street frontage flush sign. The general discussion and concern of businesses and sign companies is that our code should allow signage on multiple faces of the building and not as limiting as our code directs. Discussions with the Sign Committee are still underway; however, the direction that the committee is headed is that a certain percentage of the building face (square footage) could be used on various faces/sides on the building. The Sign Committee's recommendation is not the final decision and would have to be reviewed and by the Planning Commission, recommended to City Council, and ultimately approved by the City Council in order for the LUDO changes to be made.

NOTIFICATION

Property owners within 300 feet, City Departments, franchise utilities, Mid-Columbia Fire & Rescue, Wasco County Health Department, and State Building Codes were mailed a notice on January 22, 2014, as required by 3.020.050 D.

COMMENTS

No comments on the proposal were received as of the date this report.

RECOMMENDATION

Staff has opted to not make a recommendation and allow the Planning Commission to review the criteria and make their decision based on the information provided in this staff report, as well as the information that will be presented by the applicant at the Public Hearing.

A. LAND USE AND DEVELOPMENT ORDINANCE 98-1222

Section 3.010.040 Applications

B. Completeness.

FINDING #1: The application was found to be complete on January 22, 2014. The 120-day State mandated decision deadline is May 22, 2014. The hearing is within the required time line. Criterion met.

Section 3.020.050 Quasi-Judicial Actions

A. Decision types. 4. Variances:

FINDING #2: This application is for a Variance per Section 13.070.060 B and Section 3.070. Variances are processed as quasi-judicial hearings per Section 3.070.020. B. Criterion met.

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

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

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

FINDING #4: The application was deemed complete on January 22, 2014. The 45 day period ends March 8, 2014. The public hearing is scheduled for February 6, 2014. Criterion met.

D. Notice of Hearing.

FINDING #5: Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies were made on January 22, 2014. Criterion met.

Section 3.070.020 Review Procedures

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

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

Section 13.070.060 Variances and Appeals

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

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

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

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

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

FINDING #9: The Commission may attach conditions based on the provisions of Section 13.010.010. Criterion met.

Section 3.070.030 Review Criteria

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

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

FINDING #10: Section 13.040.060 clearly allows for a primary and secondary sign for the subject property. In this case, the applicant is requesting the primary sign to be a flush mount 94 square foot sign. A secondary sign is a freestanding signs and is allowed in situations where the building is at least 50 feet back from the property line. Section 13.050.120 allows for an additional flush mount sign when the property has a secondary street frontage. The only instance that an additional side could be signed is if the property had more than two street frontages.

The applicant stated in their application that they were concerned with visibility of the building/sign with west bound I-84 and West 6th Street travelers.

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

FINDING #11: The applicant stated that there would be business economic concerns due to potential guests not being able to locate the facility. Staff notes that the property is located in the Commercial General Zone and is located off of the main street of the Commercial General Zone. The parcels across West 8th Street, which is to the rear of the parcel, are zoned Residential Medium Density.

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

FINDING #12: The applicant stated that the southeast elevation is oriented towards the Eagle's (Fraternal Organization) parking lot. The application stated that no residences would be impacted.

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

FINDING #13: The applicant is aware that the Planning Department is working with a Sign Committee to review and make changes to the current code. They also understand that the current code does not allow for this additional flush mount sign and that the recommendation of the Sign Committee is not a guarantee that the code will be changed per their recommendation. Staff has been involved with the Committee discussions and supports the direction that the Sign Committee is headed.

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

FINDING #14: Privacy issues are typically associated with additional building height or reduced setbacks. The request is for an additional flush mount sign.

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

FINDING #15: The proposed variance request is for one additional flush mount sign to be installed on a side face of the building and not on the rear face that is directly across the street from neighbors.

RECOMMENDATION:

Staff has opted to not make a recommendation and allow the Planning Commission to review the criteria and make their decision based on the information provided in this staff report as well as the information that will be presented by the applicant at the Public Hearing. If approved, the Planning Commission might consider the following conditions of approval.

IF APPROVED, RECOMMENDED CONDITIONS OF APPROVAL:

1. Except as otherwise modified by this decision, all construction shall be in accordance with the Land Use and Development Ordinance.
2. The applicant will need to obtain a sign permit.

VARIANCE APPLICATION

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

Date Filed 1/15/2014
File# VAR 123-14
Date Deemed Complete 1/15/2014
Hearing Date
Approval Date
Permit Log #
Other Cross Reference#



APPLICANT

Name Escape The Dalles, LLC - Marriott FFIS
Address PO Box 1037
Cannon Beach, OR 97110
Telephone # 503 436 2480
E-mail Address patrick@escapelodging.com

LEGAL OWNER (If Different than Applicant)

Name
Address
Telephone #

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

PROPERTY INFORMATION

Address 2014 w 7th street, The Dalles Oregon
Map and Tax Lot 02N 13E 33CB 1500
Size of Development Site
Zone District/Overlay 2 acres
Comprehensive Plan Designation General Commercial

REQUEST

- [X] New Construction [] Expansion/Alteration [] Change of Use [] Amend Approved Plan

Brief Explanation: for the addition of a 3rd sign (Channel Letters) on the SE Building Elevation see document (5 of 7).

JUSTIFICATION OF REQUEST

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

West 7th street is a secondary road and we are concerned about visibility of our property from Interstate 84 and West 6th street. Particularly potential guests travelling West bound.

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

Business economic concerns due to potential guests not able to locate facility.

- 3. Explain why the variance will not be detrimental to the public safety, health and welfare. The SE elevation is towards the Eagles Parking lot. No residences will be impacted.

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

It's our understanding that the city is considering a change to their sign ordinance that would allow this type of sign outright.

PARKING INFORMATION

Total Number of Spaces Proposed N/A Total Number of Handicap Spaces Proposed _____

Total Number of Compact Spaces Proposed _____ What material will be used for the surface of the parking area _____.

LANDSCAPING INFORMATION

Total Square Footage Landscaping Proposed N/A Percent of Landscaping Irrigated _____

ECONOMIC DEVELOPMENT INFORMATION

Proposed Project is located in the Enterprise Zone

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

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

UTILITIES

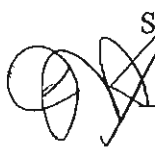
How will the site be served with water and sewer?

Water: City Water Chenoweth Irrigation Private Well

Sewer: City Sewer Private Septic

Signature of Applicant

Signature of Property Owner*

 1/14/14 _____
Date

_____ Date

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

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

PLANS SUBMITTED:

At least 15 copies of concept site plan.

2 copies detailed landscape plans

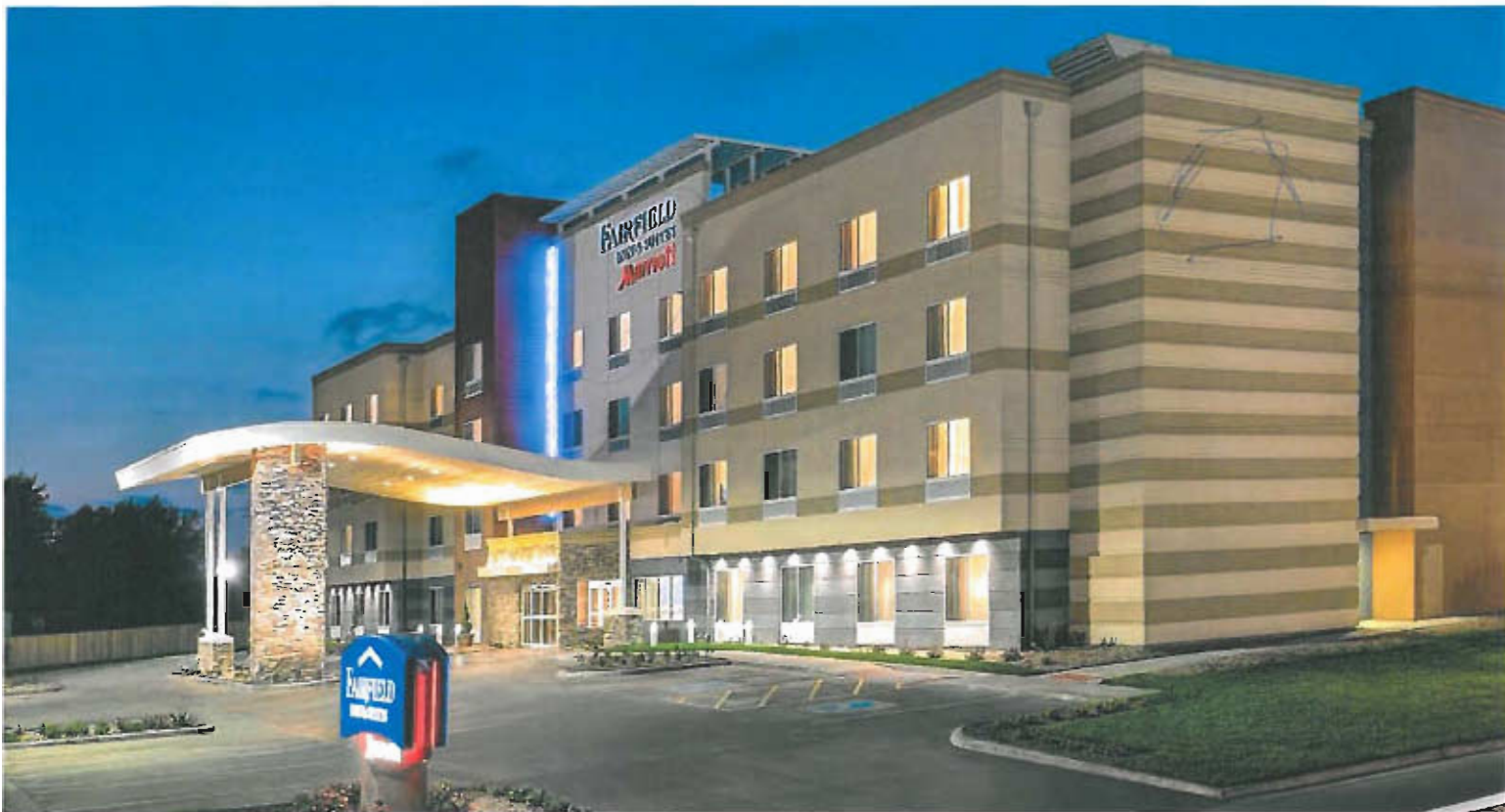
2 copies construction detail plans

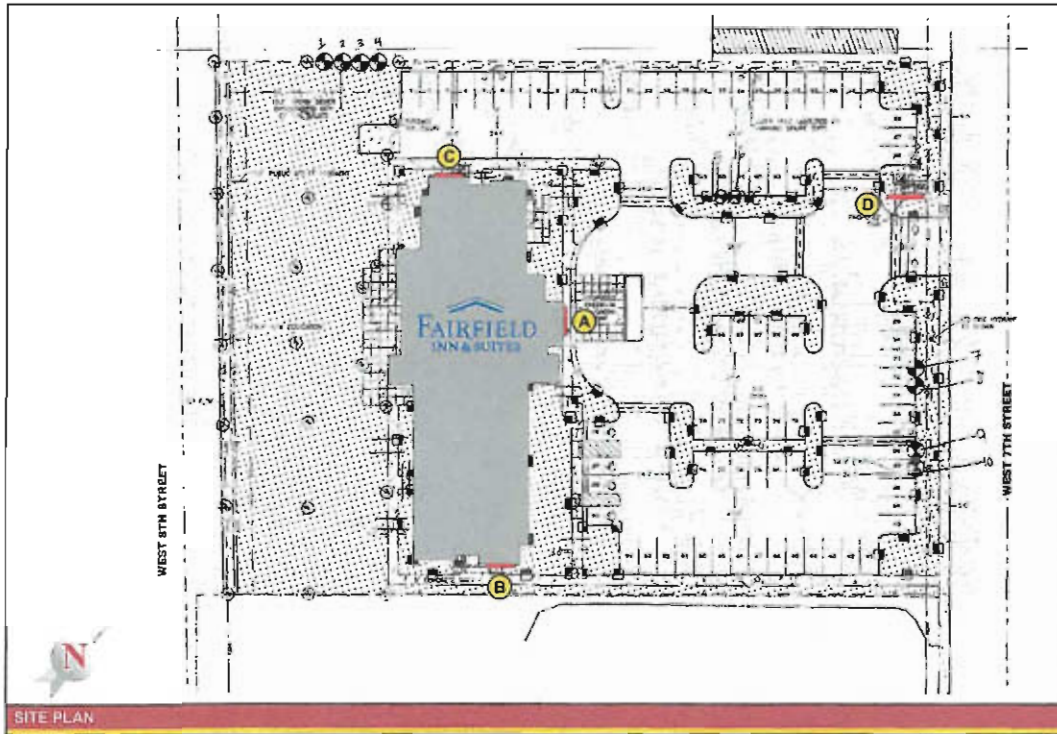
INFORMATION REQUIRED WITH APPLICATION

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

1. Concept Site Plan. The concept site plan shall clearly indicate all of the following information applicable to the particular development proposal.

- Project Name
- A separate vicinity map indicating location of the proposed development.
- Scale – The scale shall be at least one inch equals 50 feet (1:50), unless a different scale is authorized by the Director.





NOTE:
NO SIGN ON REAR ELEVATION.

- SCOPE OF WORK**
- A** 30" Channel Letters
(See page 5 for specifications)
 - B** 30" Channel Letters
(See page 6 for specifications)
 - C** 30" Channel Letters
(See page 6 for specifications)
 - D** 20Sq. Ft. Monument Sign
(See page 7 for specifications)

SITE PLAN



Date:	10-08-13	Project Name:	FAIRFIELD INN & SUITES
Scale:	1/8" = 1'-0"	Address:	2014 W. 7th Street
Drawn:	Herrera A.	City / State:	The Dalles
Site:	Eric R.	Client Approval:	Date:

This is an original unpolished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc. And shall not be reproduced, used or displayed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date	Revision Notes
1	WJ	11-28-13	Revised to PA311 PERMITS for more details.
2			
3			
4			
5			
6			

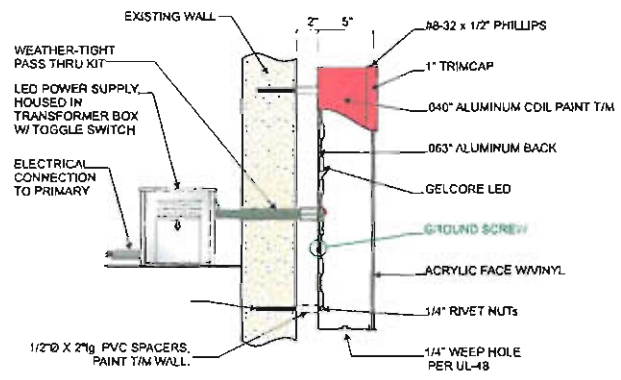
DESIGN DRAWING 1 of 7
Request Number DEV-FIS1-00054-r1
File Location: W:\zzzz\64\Drawings\DEV\FIS1-00054

1" X 11" TEMPLATE VERSION 7.0





DETAIL @ CHANNEL LETTERS



SECTION DETAIL @ LED CHANNEL LETTERS: (RTS)

FRONT VIEW @ INTERNALLY ILLUMINATED LETTERS

BC 30" ILLUM. CHANNEL LTRS.

CHANNEL LETTER SPECIFICATIONS:

FAIRFIELD:

- FACES: .177" WHITE ACRYLIC #2447, w/ VDN-11849 BLUE PERFORMED VINYL APPLIED 1/4" SURFACE.
- TRIM CAP: 1" JEWELITE TO MATCH BLUE RETURNS.
- RETURNS: .040" WHITE ALUMINUM COIL 5" DEEP PAINTED BLUE MP-02110 SATIN.
- BACKS: .063" PRE-PANDED WHITE ALUMINUM.
- ILLUMINATION: GELCORE TETRA MAX WHITE LEDS (GEMK1-1)
- SPACERS: 1/2" X 2" PVC PIPE.

MARRIOTT:

- FACES: .177" WHITE ACRYLIC #2447, w/ RED 3M 3630-2362 VINYL APPLIED 1/4" SURFACE.
- TRIM CAP: 1" JEWELITE TO MATCH RED RETURNS.
- RETURNS: .040" WHITE ALUMINUM COIL 5" DEEP PAINTED RED MP-08937 SATIN.
- BACKS: .063" PRE-PANDED WHITE ALUMINUM.
- ILLUMINATION: GELCORE TETRA MAX RED LEDS (GEMK1-1)
- SPACERS: 1/2" X 2" PVC PIPE.

ILLUM. LTR. DIMENSION LEGEND

A	B	C	D	E	F
24"	20"	5'-5"	16'-0"	10"	17"
30"	25"	6'-0"	13'-6"	12"	21"
35"	30"	6'-2"	16'-4"	15"	25"
48"	40"	10'-10"	21'-8"	20"	34"

COLOR SPECIFICATIONS

- Red Vinyl: 3M 3630-2362
Paint: Mathews #MP-08937 w/ Satin Finish
- Dual Color Vinyl: 3M 8VDN-111849
Paint: Mathews #MP-02110 w/ Satin Finish
- Returns: Mathews #MP-02110 & #MP-08937

NOTE: FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE FABRICATION.



GELCORE TETRA MAX RED LED (GEMK1-1)
(2) MODULES PER FT.
MODULE DIMENSIONS: 1/2" X 1/2" X 1/2"
COAST # EP50924



(NEW LED 2013)
GELCORE TETRA MAX WHITE LED
71094-GEMK1-1 (1) MODULES PER FT.
MODULE DIMENSIONS: 1/2" X 1/2" X 1/2"
COAST # EP50927

Power Supply GEP512-30 12Vdc x 15A x 1.3A 1.1 Amps 20.5" (100) Module COAST # EP50924	Power Supply GEP512-60 12Vdc x 15A x 1.3A 1.1 Amps 20.5" (100) Module COAST # EP50927
---	---

Power Supply GEP512-30 12Vdc x 15A x 1.3A 1.1 Amps 20.5" (100) Module COAST # EP50924	Power Supply GEP512-60 12Vdc x 15A x 1.3A 1.1 Amps 20.5" (100) Module COAST # EP50927
---	---



Date: 10-09-13	Project Name: FAIRFIELD INN & SUITES
Scale: 1/4" = 1'-0"	Address: 2014 W. 7th Street
Drawn: Mhz22 A.	City/State: The Dalles
Sales: Irone R.	Client Approval: _____ Date: _____

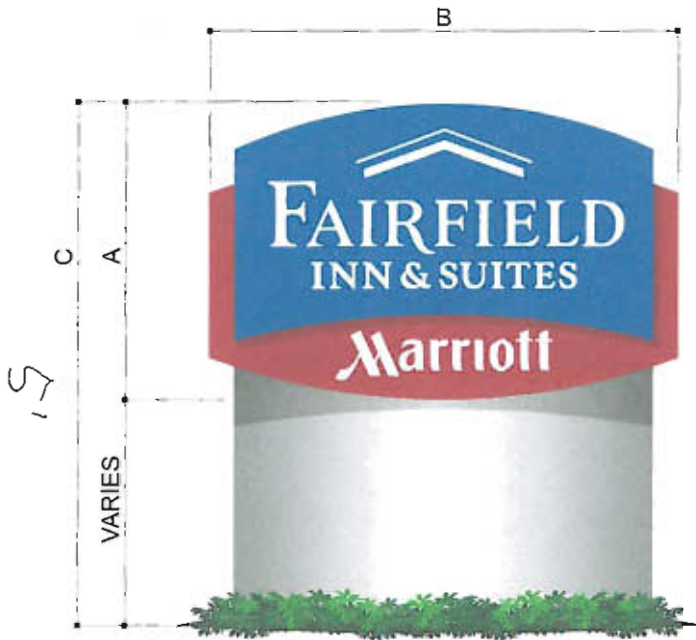
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No.	Design or	Date	Revision Notes
1	WA	11-22-13	Refer to PATHFINDER request for more details.
2			
3			
4			
5			
6			

DESIGN DRAWING 6 of 7

Request Number: **DEV-FIS1-00054-r1**

F&C Location: W:\Accounting\Drawings\DEV-FIS1-00054



FIS MONUMENT

D 20 SQ. FT. MONUMENT SIGN

NOTE: FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE FABRICATION.

MONUMENT DIMENSION LEGEND				
Sq. Ft.	A	B	C	Depth
10	2'-6"	4'-1"	3'-6"	8"
20	3'-7"	5'-6"	5'-0"	8"
30	4'-3"	6'-0"	6'-to 12'	20-11/2"
50	6'-8"	9'-0"	8' to 12'	20-11/2"
80	7'-4"	11'-5"	15'-0"	25"

COLOR SPECIFICATIONS	
<input checked="" type="checkbox"/>	Red Vinyl: 3M #3630-2382 Paint: Mathews #MP-08937 w/ Satin Finish
<input checked="" type="checkbox"/>	Blue Vinyl: 3M #3630-157 Sultan Blue Paint: Mathews #MP-02110 w/ Satin Finish
<input type="checkbox"/>	Lexan: White
<input type="checkbox"/>	Paint (Base): Mathews #MP-20140 w/ Gloss Finish



Date:	10-28-13	Project Name:	FAIRFIELD INN & SUITES
Self:		Address:	2014 W. 7th Street
Drawn:	Matthew A.	City / State:	The Dalles
Sales:	Steve R.	Client Approval:	Date:

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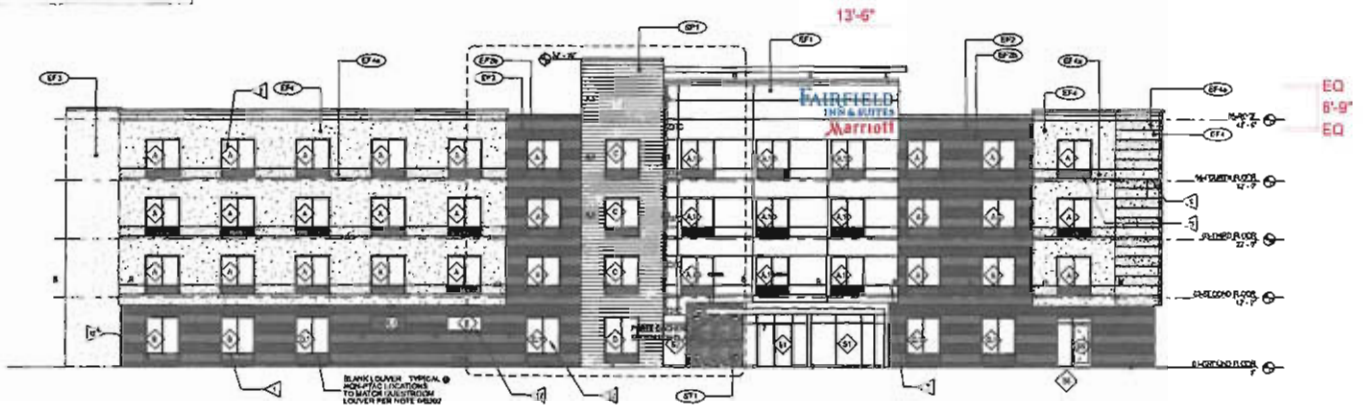
No.	Designer	Date	Revision Notes
1	EA	11-25-13	Revised to MATCHFIELD request for more details.
2			
3			
4			
5			
6			

DESIGN DRAWING 7 of 7
 Request Number
DEV-FIS1-00054-r1
 File Location
 W:\Account\AC\Drawings\DEV\FIS1-00054

NORTHEAST ELEVATION- CHANNEL LETTERS

EXTERIOR FINISH KEY

- EF1 PEARLESSENT ACCENT EPS FINISH
- EF2 DARK EPS FINISH COLOR
- EF3 ACCENT EPS COLOR
- EF3a DARK EPS FINISH COLOR - TEXTURED
- EF4 STAR TOWER EPS COLOR
- EF5 MAIN BUILDING EPS COLOR
- EF6 ACCENT EPS COLOR
- ST1 CULTURED STONE
- SP1 EXTERIOR ACCENT FINISH - CELEST BRGARD BRND - EXTENSION PLAN (OPTIONAL)



A NORTHEAST ELEVATION @ CHANNEL LETTERS
Scale: 1/16"=1'-0"

**NOTE: CONCEPTUAL IMAGE ONLY
VERIFY ARTWORK AND DIMENSIONS
PRIOR TO FABRICATION**



Date:	10-06-13	Project Name:	FAIRFIELD INN & SUITES
State:		Address:	2014 W. 7th Street
Drawn:	Henrick A.	City / State:	The Dalles
Sales:	Zona R.	Client Approval:	Date:

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No.	Designer	Date	Revision Notes
1	WA	11-20-13	Refer to P&H/WHDR request for more details.
2			
3			
4			
5			
6			

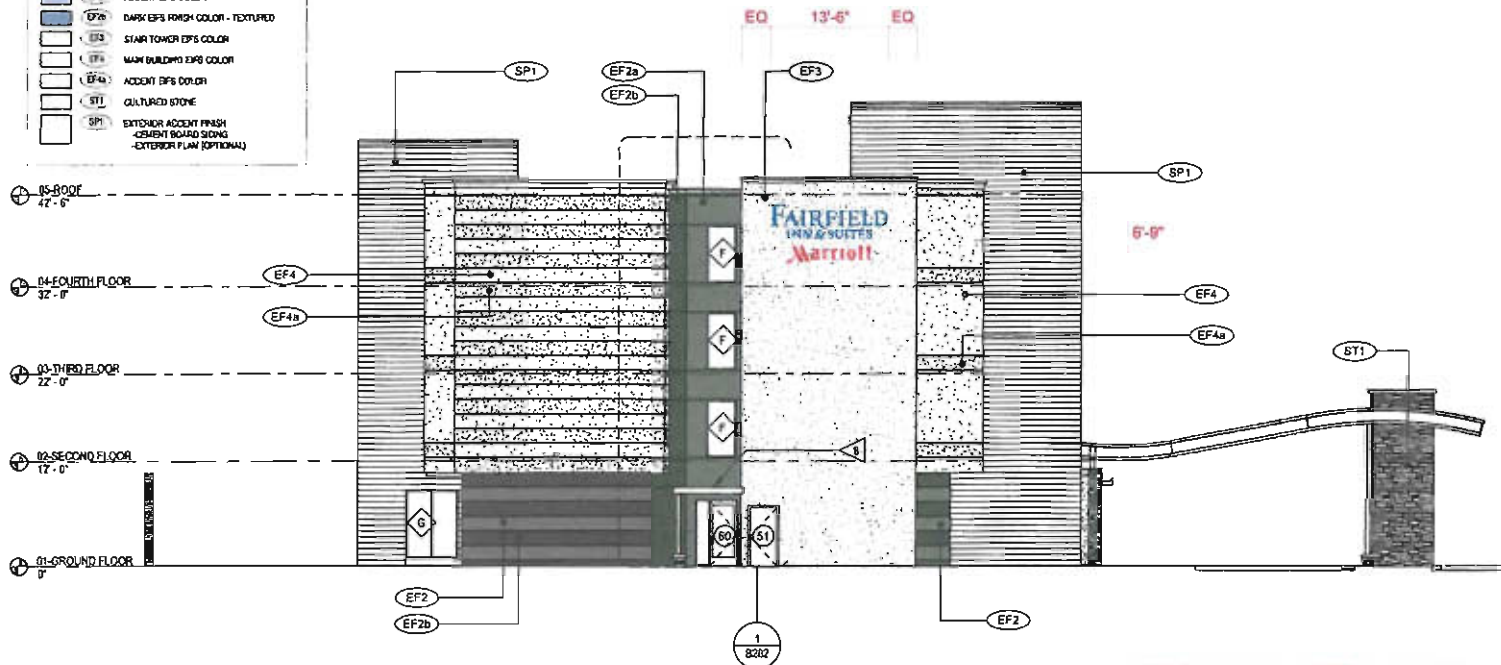
DESIGN DRAWING 2 of 7
Request Number: DEV-FIS1-00054-r1
File Location: V:\Accounting\Drawings\DEV-FIS1-00054

13'6" x 6'9" = 94 ft²

SOUTHEAST ELEVATION- CHANNEL LETTERS

EXTERIOR FINISH KEY

- EF1 PEARLSCENT ACCENT EPS COLOR
- EF2 DARK EPS FINISH COLOR
- EF3 ACCENT EPS COLOR
- EF2a DARK EPS RIBBON COLOR - TEXTURED
- EF3 STAIR TOWER EPS COLOR
- EF4 MAIN BUILDING EPS COLOR
- EF4a ACCENT EPS COLOR
- ST1 CULTURED STONE
- SP1 EXTERIOR ACCENT FINISH
-CEMENT BOARD SIGNS
-EXTERIOR FLAV (OPTIONAL)



B SOUTHEAST ELEVATION @ CHANNEL LETTERS
Scale: 3/32"=1'-0"

**NOTE: CONCEPTUAL IMAGE ONLY
VERIFY ARTWORK AND DIMENSIONS
PRIOR TO FABRICATION**



Date:	10-08-13	Project Name:	FAIRFIELD INN & SUITES
State:	Nevada	Address:	2014 W. 7th Street
Drawn:	Kristina A.	City / State:	The Dalles
Sales:	Jane R.	Client Approval:	Date:

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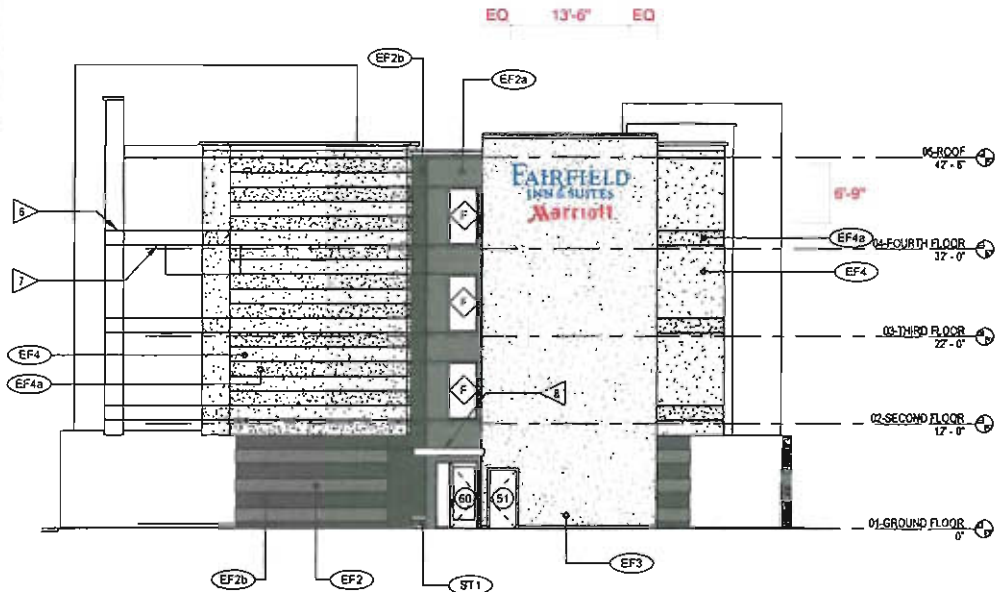
No.	Designer	Date	Revision Notes
1	WA	11/22/13	Revised to PATHFINDER revised for main detail.
2			
3			
4			
5			
6			

DESIGN DRAWING 3 of 7
Request Number: DEV-FIS1-00054-r1
File Location: W:\Account\Art\Drawings\DEV\FIS1-00054

NORTHWEST ELEVATION- CHANNEL LETTERS

EXTERIOR FINISH KEY

- EF1 PEARLESCENT ACCENT EPS FINISH
- EF2 DARK EPS FINISH COLOR
- EF3 ACCENT EPS COLOR
- EF3b DARK EPS FINISH COLOR - TEXTURED
- EF3c STAIN TONER EPS COLOR
- EF4 MAIN BUILDING EPS COLOR
- EF4a ACCENT EPS COLOR
- EF4b ACCENT EPS COLOR
- ST1 CULTURED STONE
- SP1 EXTERIOR ACCENT FINISH
ACRYLIC BOARD STONE
EXTENSOR PLUM (OPTIONAL)



C NORTHWEST ELEVATION @ CHANNEL LETTERS
Scale: 3/32"=1'-0"

**NOTE: CONCEPTUAL IMAGE ONLY
VERIFY ARTWORK AND DIMENSIONS
PRIOR TO FABRICATION**



Date:	10-03-13	Project Name:	FAIRFIELD INN & SUITES
Scale:	Notes	Address:	2014 W. 7th Street
Drawn:	Hermes A.	City / State:	The Dalles
Sales:	Scene R.	Client Approval:	Date:

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No.	Designer	Date	Revision Notes
1	WA	11-22-13	Refer to PARTNERDE II request for more details.
2			
3			
4			

DESIGN DRAWING 4 of 7
Request Number:
DEV-FIS1-00054-r1
File Location:
W:\Account\A10\Drawings\DEV-FIS1-00054

RESOLUTION NO. P.C. 536-14

Approval of Variance application VAR 123-14 of Escape The Dalles, LLC requesting approval for an additional sign on the southeast building elevation. The property is located at 2014 West 7th Street, The Dalles, Oregon, and is further described as Township 2 North 13East 33CB tax lot 1500. The property is zoned “CG” General Commercial District.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on February 6, 2014 conducted a public hearing to consider the above request. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- B. Staff’s report of Variance 123-14 and the minutes of the February 6, 2014 Planning Commission meeting, upon approval, provide the basis for this resolution and are incorporated herein by reference.

II. RESOLUTION:

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

- A. In all respects as set forth in Recitals, Part “I” of this resolution. Variance 123-14 is hereby approved with the following conditions of approval:
 - 1. Except as otherwise modified by this decision, all construction shall be in accordance with the Land Use and Development Ordinance.
 - 2. The applicant will need to obtain a sign permit.

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 6th DAY OF FEBRUARY, 2014

Bruce Lavier, Chairman
Planning Commission

I, Richard Gassman, Planning Department 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 6th day of February 2014.

AYES:

NAYS:

ABSENT:

ABSTAIN:

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

Public Improvement Guidelines for Arterial and Collector Streets and any Residential Streets not covered by Resolution #10-007

The public improvement guidelines for Arterial and Collector streets shall be as follows:

1. **Infill development between two fully developed and improved properties or on a lot that is adjacent to continuous full improvement.** When a lot between two previously fully improved lots is to be developed or there is continuous full improvement up to one side of a lot, full public improvement will be required. Such improvement will be consistent with the level of public improvement which exists on the properties adjacent to the subject site. The improvements would be required to be installed at the time of development.
2. **All other properties.** For lots/properties that are not between two fully improved properties, the public improvement requirements will be determined on a case by case basis during a conditional use type of process. It is anticipated that most of the lots in this category will be required to install partial public improvements. Full improvement is the goal but may not always be feasible, due to existing development, topography, level of building/development density in the area, and lack of or distance from existing needed infrastructure. In particular, these two street categories are seen as an integral part of the overall Transportation System of The Dalles. The final plan for these properties should focus on maintaining a uniform right of way width, pavement in the travel lanes, and if not put into place at the time of development, an allowance for the future addition of sidewalks and storm water systems.
3. The conditional use process is expected to be one in which both parties work in good faith to find an appropriate solution for each property. If a mutually acceptable solution could be found at Staff level, there would be no need to go to PC or start a formal conditional use process. City staff is encouraged to be flexible during this process. It is anticipated that besides reducing the level of standard public improvements at such properties, other methods may be used to reach a mutually acceptable improvement plan, such as:
 - a. Custom detailed deferred improvement agreement with a cap on the amount the landowner would be responsible to pay. The custom detailed deferred development agreement may also contain specific triggers for different levels of improvement required, time lines and other agreements specific to the property.
 - b. Bio swales
 - c. Explanation of what events will trigger additional public improvement development in the future, a time frame.
4. These guidelines are not meant to allow serial development scenarios/loophole subdivisions. Multiple (more than three) modified improvement agreements would not be allowed on tracts under one ownership and no more than three lots could be developed on adjacent lots.