

RESOLUTION NO. P.C. 130-90

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF THE DALLES, APPROVING
CONDITIONAL USE PERMIT NO. 57-90 FOR

I. **RECITALS**

A. The Planning Commission of the City of The Dalles has heretofore, on July 19, 1990, conducted a public hearing to consider Conditional Use Permit No. 57-90 relating to the following described property:

2526 East 12th Street, legally described as Township 1 North, Range 13 East, Section 2D, tax lot number 9900.

B. Said property is located in the R-1, Single Family Residential District and the existing use of the property is for school district purposes. Such use is allowed as a Community Facility by the Zoning Ordinance.

C. Section 31 (Conditional Use Permits) of The Dalles Zoning Ordinance establishes the criteria for approving or denying conditional use permit applications.

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

A. The information set forth in Recitals, Part "I" of this Resolution is correct in all respects.

B. The application requesting a Community Facilities overlay zone designation is hereby approved based upon the following Findings of Fact and Conclusions of Law:

1. **Zoning Ordinance:** Section 31 of The Dalles Zoning Ordinance may grant conditional use permits based upon the criteria listed below:

a. A determination that the use will or will not endanger the public health, or safety if located where proposed and developed and that the use will or will not allow conditions which tend to generate nuisance conditions

including but not limited to noise, glare, odor, or vibrations.

- b. That the use does or does not meet all required conditions and specifications set forth in the zone where it proposes to locate.
- c. That the location and character of the use, if developed according to the plan as submitted for approval, will or will not be in harmony with the area in which it is to be located and in general conformity with The Dalles Comprehensive Plan.

2. Findings:

- a. A community facilities designation is an allowed conditional use in the R-1, Single Family Residential District.
- b. The designation does not require a master site plan approval because it is less than 5 acres in size.
- c. Due consideration has been given to all requirements of the underlying zone of the proposed Community Facilities Site designation.
- d. The existing use and proposed use will not produce nuisance conditions, including noise, glare, odor or vibrations.
- e. The proposed use will be in general conformity with The Dalles Comprehensive Plan. The proposed use under the Community Facility designation is for administrative office use of School District 12. Due to anticipated enrollment increases next year, the school district offices must be removed from their current location at the high school.
- f. A 36' x 60' modular unit is proposed for administrative offices.

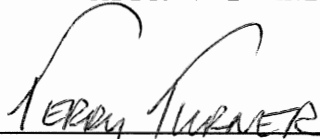
3. Conclusions:

- a. The proposal to designate the site as a Community Facilities site meets all

conditional use criteria required by The Dalles Zoning Ordinance.

- C. Based upon the above Findings of Fact and Conclusions of Law, the Planning Commission for the City of The Dalles hereby grants the conditional use permit subject to the following conditions of approval:
1. All City standards for improvements are met.
 2. The parking lot will be paved to City standards.
 3. All other required permits are obtained.
 4. Applicant must submit a landscaping plan.
 5. Applicant must address drainage of the parking lot.
- D. The Secretary of the Commission shall (a) certify to the adoption of the Resolution and (b) forthwith transmit a copy of said Resolution to the City Council of the City of The Dalles.

APPROVED AND ADOPTED THIS 2ND DAY OF AUGUST, 1990.



Terry Turner, Chairman
Planning Commission


I, Dan Durow, Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the Regular Meeting of the Planning Commission of the City of The Dalles, held on the 2nd day of August, 1990.

AYES:

NO'S:

ABSENT:

ABSTAIN:

ATTEST: 

Secretary, Planning Commission