

RESOLUTION NO. P.C. 125-90

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF THE DALLES APPROVING CONDITIONAL USE
PERMIT NO. 56-90 FOR PARKING LOT EXPANSION
OF MID-COLUMBIA MEDICAL CENTER

I. **RECITALS:**

- A. The Planning Commission of the City of The Dalles has heretofore, on June 21, 1990, conducted a public hearing to consider Conditional Use Permit No. 56-90 relating to the following described property:
- 1700 East 19th Street; Township 1 North, Range 13 East, Section 11BC, tax lot number 100.
- B. Said property is located in the Community Facilities Site (CF) and the existing use of the property is a hospital.
- C. Section 31 (Conditional Use Permits) of The Dalles Zoning Ordinance establishes the criteria for approving or denying conditional use permit applications.
- D. Mid Columbia Medical Center received Master Plan approval by the Planning Commission in 1981 and subsequent major site plan amendment approval in 1989, which is being amended by this Resolution.

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.
- B. The application requesting an expansion of a parking lot (28 spaces) in the Community Facilities (CF) District 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. The proposed use will not effect the public health or safety at the proposed location. The effects of noise, glare, odor, or vibrations will be limited to the construction phase of the project.
- b. The expansion of the parking lot will occur at the east end of the property and is surrounded by largely undeveloped property.
- c. Approval of a master plan was received from the Planning Commission in 1981 for Mid Columbia Medical Center and a major site plan amendment was approved in 1989 by the Planning Commission.
- d. Due consideration has been given to all requirements of the underlying zone of the Community Facilities Site.
- e. The use of the property has prior approval and the parking lot expansion is accessory to the primary use of the hospital.
- f. The parking lot expansion, used in conjunction with the existing hospital, will be in harmony with the surrounding area.

g. Parking requirements are met.

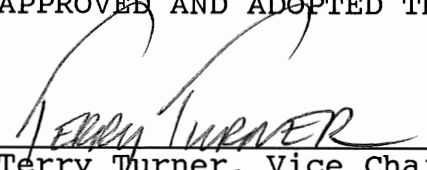
3. Conclusion: The use will not endanger the public health or safety if located where proposed and developed. The use will not allow conditions which tend to generate nuisance conditions, including, but not limited to, noise, glare, odor or vibration and the use will be in harmony with the area which it is to be located in and in general conformity with The Dalles Comprehensive Plan.

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. The conditional use permit shall be valid for one year from the date of Resolution. If construction is commenced within this time frame and diligently pursued toward completion, the conditional use permit shall stand full force for one additional year. Should delays be unavoidable, the Planning Commission may, upon application, extend the time limit for completion of the project.
2. Compliance with the requirements of the City of The Dalles Fire Marshal.
3. All installations and construction shall comply with established City standards and specifications.

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 21ST DAY OF JUNE, 1990.



Terry Turner, Vice Chairman
Planning Commission

I, Dan Meader, Acting City Planner and 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
21st day of June, 1990.

AYES: Terry Turner, Carol Cutler, Carri Ramsey, Rod Runyon

NO'S: None

ABSENT: Ken Farner

ABSTAIN: None

ATTEST: 
Secretary, Planning Commission