

RESOLUTION NO. P.C. 122-90

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES, APPROVING AN AMENDMENT TO SITE PLAN NO. 76-89 TO ALLOW THE CONSTRUCTION OF A CARETAKER DWELLING ON THE SOUTH 50 FEET OF A STORAGE BUILDING

I. **RECITALS:**

- A. The Planning Commission of the City of The Dalles has heretofore, on May 17, 1990, conducted a public hearing to consider an amendment to site plan no. 76-89 relating to the following described property:

1821 West Second Street; Township 2 North, Range 13 East, Section 33C, tax lot number 300.

- B. Said property is located in the M-1, Light Industrial and Manufacturing District. Applicant proposes to construct a care taker dwelling. A care taker dwelling is permitted in the M-1 District as an accessory use subject to approval of a site plan by the Planning Commission.
- C. The care taker dwelling is incidental and accessory to the primary use as a storage facility.
- D. Section 29 (Site Plan Review) of The Dalles Zoning Ordinance establishes a procedure for approving site plan applications.

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 approval of an amendment to site plan No. 76-89 for the construction of a care taker dwelling is hereby approved with conditions, based upon the following Findings of Fact and Conclusions of Law:
1. Zoning Ordinance: The use complies with The Dalles Zoning Ordinance as it is determined to meet all M-1 Zone design standards as established in Chapter III, Section 15 (F) and Chapter X, Section 29 (E).

2. Findings:

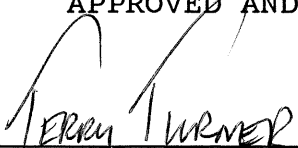
- a. The Planning Commission has determined that the proposed use is permitted in the M-1 district as set forth in Chapter III, Section 15 (A) 2 of The Dalles Zoning Ordinance which allows care taker dwellings as an accessory use. Specifically, Section 15 (A) 2 other uses states: "dwelling, single, where use exclusively by a caretaker or superintendent of a permitted industrial use and his family."
- b. Outdoor storage shall be screened by a chain link fence and slats covering a minimum of 85% of the fence.
- c. The development uses all of the existing property and no yards are required in the M-1 Zone.
- d. The use will not create a significant increase in noise nor create a public nuisance.
- e. The use will not produce intense heat or glare.
- f. Previous approval required gravel surfacing that is dust free.
- g. The proposed and existing use does not attract or propagate insects or rodents or create health or fire hazards.
- h. Two paved off-street parking spaces are required.
- i. No additional lighting is proposed.
- j. No additional signs are proposed.

3. Conclusion: The proposed use complies with all site plan criteria and M-1 design standards.

- C. Based upon the above Findings of Fact and Conclusions of Law, the Planning Commission for the City of The Dalles hereby grants approval of amended site plan, subject to the following conditions of approval.

1. Provide two paved off-street parking spaces for residential use.
 2. Connect to City sewer as required by the Utilities Department.
 3. Residential use shall be limited to the exclusive use of a care taker or superintendent of the permitted storage facility.
 4. Water must be provided through Chenoweth Irrigation District as per their requirements.
 5. Sight obscuring fences are required on the western, eastern and southern boundaries prior to occupancy of the care taker dwelling.
 6. The owner/developer shall agree to sign a waiver of remonstrance for the future improvement of West Second Street including widening, curbs, sidewalks, storm drainage system, and potential signal device at Second and Webber Streets.
 7. A dust-free surface approved by the Project Engineering Manager must be constructed.
 8. Submission of a drainage plan showing complete drainage of the area including that portion between the property and West Second Street so no standing water exists, prior to issuance of the Conditional Use Permit.
 9. Applicant shall construct asphalt aprons to connect to West Second Street.
 10. Owner needs to obtain permit from the State Highway Division for establishing road approaches to property from West Second Street.
 11. Conditions number 1 through 5 are to be completed prior to occupancy.
 12. Conditions number 6 through 10 are to be completed within 12 months from the date of approval.
- D. The Secretary of the Commission shall (a) certify to the adoption of the Resolution and (b) forthwith transmit a copy of the 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, Interim 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, Carri Ramsey, Carol Cutler, Rod Runyon

NO'S: None

ABSENT: Ken Farner

ABSTAIN: None

ATTEST: 

Secretary, Planning Commission