

RESOLUTION NO. P.C. 120-90

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF THE DALLES APPROVING SITE PLAN NO. 92-90
FOR PLACEMENT OF A 6 FOOT DIAMETER MICROWAVE
ANTENNA ON AN EXISTING TOWER

I. **RECITALS:**

- A. The Planning Commission of the City of The Dalles has heretofore, on May 3, 1990, conducted a public hearing to consider site plan No. 92-90 relating to the following described property:

203 East Fourth Street and described as Township 1 North, Range 13 East, Section 3BD, tax lot number 2900.

- B. Said property is located in the CB, Central Business District. Applicant proposes to place a 6 foot diameter microwave antenna on an existing tower.
- C. The antenna will be used by U.S. West Newvector to link to a cellular telephone antenna tower atop Columbia Hills, serving the local area.
- 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 site plan no. 92-90 for a 6 foot diameter microwave antenna is hereby approved 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 CB Zone design and site plan approval standards as established in Chapter III, Section 13 (H) and Chapter X, Section 29 (E).

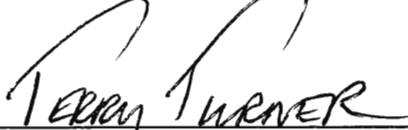
2. Findings:

- a. The Planning Commission has determined that the proposed use is permitted in the CB district as set forth in Chapter III, Section 13 "H" of The Dalles Zoning Ordinance.
- b. No outdoor storage is proposed.
- c. Landscaping currently exists on the site and no yards are proposed.
- d. Health and fire hazards will not be created by the storage of materials as none are proposed.
- e. The proposed use of a microwave antenna will not increase traffic congestion.
- f. Since the use will not increase traffic, safety and welfare of pedestrians will be protected.
- g. The existing structure has been in place for many years and does not impact significant features or public amenities. The proposed antenna will have only minor visual impact since it is significantly above the normal view line.
- h. The use will not adversely affect surrounding property as indicated in (g) above.
- i. No additional lighting has been proposed.
- j. Signs will not interfere with traffic or limit visibility as no signs are proposed.

3. Conclusion: The proposed use of a microwave antenna complies with all site plan criteria and CB design standards.

- C. Based upon the above Findings of Fact and Conclusion of Law, the Planning Commission for the City of The Dalles hereby grants approval of the site plan.
- 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 17TH DAY OF MAY, 1990.



Terry Turner, Vice-Chairman
Planning Commission


I, Frank Kaminski, 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 17th day of May, 1990.

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

NO'S: None

ABSENT: None

ABSTAIN: None

ATTEST: 
Secretary, Planning Commission