

RESOLUTION NO. P.C. 157-91

A RESOLUTION APPROVING CONDITIONAL USE PERMIT 61-91
TO OPERATE A NEON ART AND SIGN SHOP/GALLERY
APPLICANT: MICHAEL KANE

I. **RECITALS:**

A. The Planning Commission of the City of The Dalles has heretofore, on February 7, 1991, conducted a public hearing to consider Conditional Use Permit 61-91 relating to the following described property:

316 East 2nd Street, described as Township 1 North, Range 13 East, Section 3BD, tax lot 5800.

B. Said property is located in a "CB" Central Business District.

C. Section 31 of Zoning Ordinance No. 80-986 lists conditional use criteria.

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. Conditional Use Permit 61-91 is hereby approved with conditions based upon the following Finding of Fact and Conclusion of Law:

Finding A 1: Applicant uses a small amount of mercury in certain argon signs.

Finding A 2: The property should be given final approval by the Building Inspector and Fire Marshall prior to occupancy to insure public safety.

Finding A 3: No development or outdoor storage is proposed so that the property development standards of section 13.3 are inapplicable.

Finding A 4: The use may be allowed as a Conditional Use under Section 13.2 (B)(11) "fabrication".

Finding A 5: Similar uses exist downtown, such as jewelry shops, shoe repair, vacuum store, etc, all involving some "fabrication".

Finding A 6: The use is consistent with Goal 9, policy 9 of The Dalles Comprehensive Plan.

CONCLUSIONS:

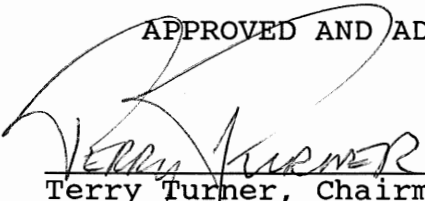
1. With conditions the request is in compliance with the City of The Dalles Comprehensive Plan.
2. With conditions, the use meets the Conditional Use Criteria of Section 31 of the Zoning Ordinance.

CONDITIONS:

1. Prior to occupancy, all conditions of The Dalles Fire Department shall be met as verified through final inspection by the Fire Marshall.
2. Any structural, electrical, or mechanical alterations required by condition 1 shall be accomplished with the appropriate State Building Codes permit.
3. Prior to fabrication involving mercury, applicant shall obtain and keep on site a mercury clean up kit. Applicant is advised to contact OR-OSHA, consulting section, phone number 229-5910 regarding this condition.

- C. 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 7th DAY OF FEBRUARY 1991.



Terry Turner, Chairman
Planning Commission

I, Scott Keillor, 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 7th day of February, 1991.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: 

Secretary, Planning Commission