

RESOLUTION NO. P.C. 107-89

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF THE DALLES APPROVING
CONDITIONAL USE PERMIT NO. 54-89,
A REQUEST FOR A CHILDRENS DAY CARE
FACILITY FOR 36 CHILDREN ON THE
NORTHWEST CORNER OF EAST 19TH
STREET AND OREGON AVENUE

I. **RECITALS**

- A. The Planning Commission of the City of The Dalles has heretofore, on November 2 and November 16, 1989, conducted a public hearing to consider conditional use permit no. 54-89 relating to the following described property:

1N 13E 11BB, tax lot 5803 and 5805 (1719 East 19th Street)

- B. Said property is located in a residential (R-1) district. Applicant proposes a childrens day care facility be allowed in an existing residential home. A childrens day care facility for 13 or more children is permitted in the R-1 Zone subject to a conditional use permit.

- C. The child day care center operated by Mid-Columbia Medical Center has been in operation since 1982 as part of the hospital complex.

The facility serves the children of employees of the medical staff, volunteers and allied health professionals of Mid-Columbia Medical Center.

- D. Section 31 (Conditional Use Permit) of The Dalles Zoning Ordinance establishes a procedure for issuing conditional use permits and requires that the Commission make findings of fact and state the reasons for its action.

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 conditional use permit no. 54-89 for a childrens day care facility is hereby approved, with conditions based upon the following Findings of Fact and Conclusions of Law:

1. Zoning Ordinance: The use meets the criteria for the granting of a conditional use permit as set forth in Chapter 12, Section 31 (d) of The Dalles City Zoning Ordinance.

Findings:

- (a) The proposed childrens day care facility will not generate additional traffic to the area since the clients of the existing facility located at the Mid-Columbia Medical Center complex currently drive past the proposed site.
- (b) The City of The Dalles Traffic Safety Commission has determined that a loading/unloading zone on the northern curb of 19th Street, adjacent to the proposed facility will not create traffic congestion. The Traffic Safety Commission provided a recommendation to the Planning Commission at their November 15, 1989 meeting.
- (c) The installation of crosswalks running north and south from the hospital will provide adequate safety precautions for those who choose to unload their children when traveling east on 19th Street.
- (d) Noise, glare, odor and vibrations are not normally a bi-product of a childrens day care facility. The only noise will be that of children playing at regularly scheduled times throughout the day.
- (e) Business hours are limited from 6:30 a.m. to 6:00 p.m., Monday through Saturday, which reduces the impact on the surrounding properties.

Conclusion: The use will not endanger the public health or safety if located where proposed and developed and the use will not allow conditions which tend to generate nuisance conditions, including but not limited to noise, glare, odor or

vibration.

Findings:

- (a) The proposed facility meets all development standards required in the R-1 district, including setbacks, lot size, height limitations and landscaping. Off-street parking for employees will be provided at the Mid-Columbia Medical Center parking lot as required by Section 27(B).
- (b) No public improvements are necessitated by the proposed facility.

Conclusion: The use does meet all required conditions and specifications as set forth in the R-1 Zone.

Findings:

- (a) Adjacent and nearby properties contain a number of related and similar uses including:
 - 1. Medical clinic on the east side of the subject property, at Oregon Avenue and 19th Street.
 - 2. Proposed and approved Residential Care facility approximately 350 feet west of the hospital on 19th Street (under appeal).
 - 3. Mid-Columbia Medical Center, across 19th Street from the subject property.
 - 4. Dry Hollow elementary school approximately 1,800 feet west of the hospital on 19th Street.
- b. The use will not result in significant outside alteration of a residential building, i.e., the residential appearance will be maintained and parking for clients will be provided at Mid-Columbia Medical Center.

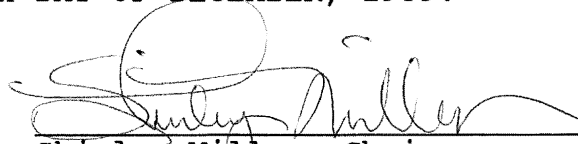
Conclusion: The location and character of the use will be in harmony with the area in which it is to be located.

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:

1. Construction of sidewalks on Oregon Street the entire length of the day care facility property.
 2. Submit application for curb cuts as required.
 3. Prepare a drainage plan, showing catch basins for asphalt area.
 4. Compliance with Traffic Safety Commission recommendation:
 - a. Along the property on 19th Street, from the west side of the driveway to the west property line, a loading zone is created along the curb, instead of having a driveway for loading. This will eliminate hazardous backing onto the street. The driveway should be closed by moving a fence/gate to the sidewalk line.
 - b. Eliminate loading of passengers on Oregon Street side of the property. Due to the 13% grade of Oregon Street, stopping and starting, as well as loading could be a hazard, especially when the street is wet (slippery) or snow covered/icy.
 - c. An off-street loading area for delivery of supplies could be created on Oregon Street if desired.
 - d. Fencing off-street parking on East 19th Street.
 5. Occupancy is limited to 36 children.
- 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 7TH DAY OF DECEMBER, 1989.



Shirley Miller, Chairman
Planning Commission

I, Jack Lesch, 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 December, 1989.

AYES: Shirley Miller, Carri Morris, Ken Farner, Bud Earl

NO'S: None.

ABSENT: Terry Turner

ABSTAIN: Carol Cutler, Bob Peickert

ATTEST: 

Secretary, Planning Commission