

RESOLUTION NO. P.C. #106-89

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING VARIANCE #47-89 POSTPONING CONSTRUCTION OF A SITE OBSCURING FENCE FOR A TWO YEAR PERIOD.

I. Recitals.

- A. The Planning Commission of the City of The Dalles has heretofore, on April 20, 1989, conducted a public hearing to consider a variance to the requirement to construct a site obscuring fence on the following described property: Tax Lot #300, Section 33C, Township 2N, Range 13E.
- B. Said property is located in the M-1, Light Industrial zoning district.
- C. The applicant, Eric Ward, requests a variance of the requirement to construct a site obscuring fence.
- D. Notice of public hearing was made pursuant to The Dalles Zoning Ordinance.

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 a variance requiring the construction of a site obscuring fence be approved for the following reasons:

- 1. The proposal is consistent with a variance criterion which states:

That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is situated.

- a. Other properties in the vicinity and district provide outdoor storage that is not sight obscured.
- 2. The proposal is consistent with the second variance criteria which states:

That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

- a. Outdoor storage of recreational vehicles is different from other types of outdoor storage in that the value is much greater. Sheriff Labrousse commented that a solid fence would make security more difficult and vandalism and theft would probably increase.
 - b. Increased vandalism would occur as a result of a sight obscuring fence.
 - c. Railroad right-of-way on the north side of the property provides access to trespassers.
- C. The Planning Commission approves the variance postponing the construction of a sight obscuring fence for a period of two years, requiring a new application in two years in order to allow the City to evaluate the manner in which the property is maintained.
- D. The Secretary of the Planning Commission shall (1) certify to the adoption of the Resolution; and (2) forthwith transmit a copy of the said Resolution to the City Council of the City of The Dalles.

ADOPTED AND APPROVED THIS 4TH DAY OF MAY, 1989.


Chairman, Planning Commission

I, Jack Lesch, Secretary to the Planning Commission of the City of The Dalles, do hereby certify that the foregoing Resolution was passed at a Regular Meeting of the Planning Commission of the City of The Dalles, held on the 4th day of May, 1989.

AYES: COMMISSIONERS: Byrne, Farner, Miller, Peickert & Turner.
NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: Cutler & Earl.
ABSTAIN: COMMISSIONERS: None.

ATTEST:


Secretary, Planning Commission