

RESOLUTION NO. P.C. 101-88

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING CONDITIONAL USE PERMIT #47-88, A REQUEST TO LOCATE AN AUTO SALES LOT IN THE CB (CENTRAL BUSINESS DISTRICT) ZONE.

I. Recitals.

- A. The Planning Commission of the City of The Dalles has heretofore, on March 3, 1988, conducted a public hearing to consider Conditional Use #47-88 relating to the following described property:

Township 1N, Range 13E, Section 3AC, Tax Lot #2300; Laughlin's Addition Block 14, E $\frac{1}{2}$ of Lot 11, Lot 10 and west 25' of Lot 9.

- B. Said property is located in CB, Central Business District zoning district.
- C. Ordinance No. 80-986, as amended provides for auto sales lots in the Central Business District if a sales building is adjacent to or contiguous with the lot.
- D. The applicant, Thomas Motors, requests a Conditional Use Permit to improve the existing parking lot where new and used cars are presently being stored. The improvements would consist of paving the lot and installing a catch basin and lighting.
- E. Section 31, Conditional Use Permit, and Section 32, Variances, of The Dalles Zoning Ordinance require 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 #47-88 for an auto sales lot in the CB Zone is hereby approved for the following reasons. A determination was made:

1. That the use will not endanger the public health or safety if located where proposed and developed, and that the use will not allow conditions which tend to generate nuisance conditions including but not limited to noise, glare, odor, or vibrations.

The lot is a sales lot, not a parking lot. Little noise or traffic should be generated by this use.

2. That the use does meet all required conditions and specifications set forth in the zone where it proposes to locate.

An auto sales lot is a Conditional Use in the CB Zone if there is a sales building contiguous with or adjacent to the sales lot. The Planning Director has made a code interpretation which holds that no unattended parking lots should be allowed in the CB Zone. Due to the difficulty of land assembly, auxiliary sales lots may be located near main sales lots containing a sales building. There is a sales building used in conjunction with the lot across the street.

3. That the location and character of the use, if developed according to the plan as submitted for approval, will be in harmony with the area in which it is to be located and in general conformity with The Dalles Comprehensive

There are a number of auto sales lots in the eastern portion of The Dalles Central Business District. This use is in harmony with others in the area.


- C. The Planning Commission approves Conditional Use Permit #47-88 to improve a lot to be used for auto sales in the CB Zone subject to the following condition:

The public storm sewer shall be extended to the site by August 30, 1988. The City Engineer shall review and approve all plans prior to construction. If public improvements are to be constructed by the applicant, the City Engineer shall design and oversee the construction at the applicant's expense, or the applicant shall furnish proof acceptable to the Planning Director that a civil engineer registered in the state of Oregon shall design, prepare plans, oversee construction, and provide a certificate of completion to the City that all design standards have been met. Work on the extension of the storm sewer shall not commence until after the site plan is approved.

- D. The Secretary of the 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 17TH DAY OF MARCH, 1988.

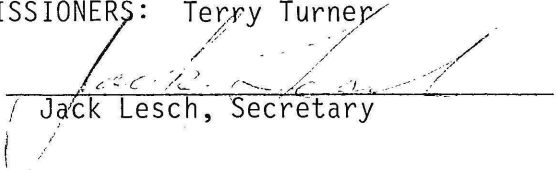
Joe Byrne


Chairman of 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 meeting of the Planning Commission of the City of The Dalles held on the 3rd day of March, 1988.

AYES, COMMISSIONERS: Joe Byrne, Bud Earl, Ken Farner, and Bob Peickert
NOES, COMMISSIONERS: None
ABSENT, COMMISSIONERS: Carol Cutler and Shirley Miller
ABSTAIN, COMMISSIONERS: Terry Turner

ATTEST:


Jack Lesch, Secretary