

RESOLUTION NO. P.C. 98-88

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING CONDITIONAL USE PERMIT #46-88 TO LOCATE A MACHINE SHOP IN THE GENERAL COMMERCIAL ZONE WITH A VARIANCE TO THE PAVING REQUIREMENT FOR THE PARKING AREA.

I. RECITALS.

- A. The Planning Commission of the City of The Dalles has heretofore, on February 18, 1988, conducted a public hearing to consider Conditional Use Permit #46-88 with one Variance relating to the following described property:

2N 13E 33D Tax Lot #1300 (1315 West 2nd Street)

- B. Said property is located in the General Commercial zoning district which permits machine shops as a conditional use under the Zoning Ordinance No. 80-986, as amended.
- C. The applicant, Jerry Ward, requests a Conditional Use to locate a machine shop in the CG Zone with a Variance to the requirement that the parking area be paved.
- D. Notice of public hearing was made pursuant to the Zoning Ordinance.
- E. Section 31 (Conditional Uses) 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 Permit #46-88 is hereby approved for the following reasons:
1. A determination that the use will or will not endanger the public health or safety if located where proposed and developed, and that the use will or will not allow conditions which tend to generate nuisance conditions including, but not limited to noise, glare, odor, or vibrations.
 - a. The proposed machine shop is located in an area containing commercial and light industrial uses. There are no nearby residential uses, although the Hamilton Motel is located on the lot to the east.
 - b. All the area to the north between 150' north of West 2nd and the Columbia River is zoned either light or heavy industrial. To the west of the site is the Greyhound station and package express office. Given that the majority of the surrounding uses are either industrial or

transportation-related commercial, the machine shop would generate no more nuisance conditions or hazards to public health or safety than would normally be associated with any other light industrial use.

2. That the use does or does not meet all required conditions and specifications set forth in the zone where it proposes to locate.

A machine shop is a conditional use in the CG Zone.

3. That the location and character of the use, if developed according to the plan submitted for approval, will or will not be in harmony with the area in which it is to be located and in general conformity with The Dalles Comprehensive Plan.

West 2nd Street is a mixed use area containing both commercial and light industrial uses. The use is in harmony with the character of the area which to the north is exclusively industrial.

- C. The variance accompanying the Conditional Use is approved for the following reasons:

1. That the 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. The applicants are asking for a Variance to the Off-Street Parking Section (No. 27) of the Zoning Ordinance. Their parking requirement is 3 spaces. The applicant is providing 7 spaces.
 - b. This section also requires that the off-street parking area be surfaced with "asphaltic concrete, cement concrete, or other materials approved by the City Engineer." Presently, the access and parking area is surfaced with loose gravel. Some businesses in the immediate area have paved access and parking on their sites; others do not.

A machine shop is not a use that is likely to generate as much traffic as the tire stores, gas station, and bus station in the immediate area. The need to provide paved parking and customers would not be as great. Access, however, should be paved to prevent the spread of dust and gravel onto West 2nd Street.

2. 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.


There are no particular constraints to which this site is subject that warrant a variance to paving requirements, except that the roughness of the topography dictates that at some point in the future some grading would be desirable. It would be better to grade first and pave second. Even if this does not occur, the parking is far enough away from West 2nd Street that the gravel will not spread out into the street.

- D. The Planning Commission approves Conditional Use Permit #46-88 with one Variance to off-street parking area paving requirements with the following conditions:
1. Access to the site from West 2nd to the gate shown on the site plan shall be paved. The driveway approach shall be constructed to the standards specified by the City Engineer and shall not be any more than 26' in width.
 2. Applicant must obtain an access permit to West 2nd from the Oregon State Highway Department for the driveway shown on the site plan. Permit must be obtained before work is done on the driveway.
 3. Applicant must submit information to the Planning and Engineering Departments on gravel parking lot for determination of conformance to generally accepted standards for gravel parking lots.
 4. Applicant must sign a Waiver of Remonstrance for the future improvement of West 2nd Street.
 5. Applicant shall connect with the sanitary sewer after obtaining a permit from the City Clerk.
 6. All electrical, telephone, C.A.T.V. and similar utility services which provide service to the subject building shall be installed underground.
 7. A more detailed landscaping plan shall be submitted to the Planning Director by March 31, 1988, showing the location of all plants listed on the site plan, and the location of the irrigation system.
 8. If the site is redeveloped in the future, applicant must apply for a modification of his Conditional Use Permit.
 9. Conditional Use Permit and Variance will be reviewed in two years for progress on the applicant's site development and expansion plans.
- E. 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.

9. Conditional Use Permit and Variance will be reviewed in two years for progress on the applicant's site development and expansion plans.

ADOPTED AND APPROVED THIS 3RD DAY OF MARCH, 1988.

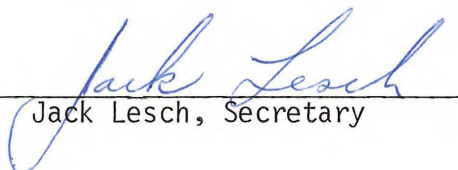
Joe Byrne


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, Carol Cutler, Ken Farner,
Terry Turner, and Bob Peickert.
NOES, COMMISSIONERS: None.
ABSENT, COMMISSIONERS: Shirley Miller.
ABSTAIN, COMMISSIONERS: None.

ATTEST:


Jack Lesch, Secretary