

RESOLUTION NO. P.C. 93-87

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING CONDITIONAL USE PERMIT NO. 42-87 A REQUEST FOR A THERAPEUTIC MASSAGE HOME OCCUPATION LOCATED AT 330 WEST 20TH STREET, SITUATED IN THE R-1 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT.

I. Recitals.

- (A) The Planning Commission of the City of The Dalles has heretofore, on February 19, 1987, conducted a public hearing to consider Conditional Use Permit No. 42-87 relating to the following described property:

Tax Lot 6600, Township 1N, Range 13, Section 4DC
- (B) Said property is located in the R-1 (Single Family Residential) zoning district.
- (C) Ordinance No. 80-986, as amended, provides for home occupations subject to certain standards and requires obtainment of a Conditional Use Permit in the R-1 District.
- (D) The Applicant, Linda Wright, requests Conditional Use Permit approval for therapeutic massage in a single family dwelling.
- (E) Section 31 (Conditional Use Permit) of The Dalles Zoning Ordinance 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. 42-87 for a home occupation is hereby approved for the following reasons:
 - 1. 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 vibrations.
 - a. Compliance with the home occupation requirements (Section 3 of Zoning Ordinance) will provide assurance that the proposal will not endanger public health or safety, or generate nuisance conditions. There can be no use of mechanical equipment except that which is used normally for domestic or household purposes.

- b. The number of patients will be limited (i.e., owner operated with no employees); and therefore, there should not be inappropriate traffic generation in this residential area. Applicant testified that patient load would be three to four persons per day with occasional evening and weekend visits.
- 2. The use does meet all required conditions and specifications set forth in the R-1 Zone, and for a home occupation.
- 3. The location and character of 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 Plan.
 - a. The Home Occupation requirements (Section 3) state that the activity be carried on within the dwelling unit, and that there not be any external evidence of the home occupation (except for a small sign). The application material shows compliance with this requirement.
- C. The Planning Commission approves Conditional Use Permit No. 42-87 with the conditions that the applicant encourage clients to use the driveway and off-street parking, and that the practice be limited to a maximum of four patients per week day and emergency use on weekends.
- 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.

ADOPTED AND APPROVED THIS 5TH DAY OF MARCH, 1987.

Wendy Donnell
Chairman pro tem, 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 Special Meeting of the Planning Commission of the City of The Dalles, held on the 5th day of March, 1987.

AYES, COMMISSIONERS: Donnell, Walker, Hawkins, Turner, Farner
NOES, COMMISSIONERS: Earl
ABSENT, COMMISSIONERS: Byrne
ABSTAIN, COMMISSIONERS: None

ATTEST: Jack Lesch
Jack Lesch, Secretary