

RESOLUTION NO. P.C. 91-87

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING CONDITIONAL USE PERMIT #41-86, A REQUEST FOR A BUILDING MATERIALS BUSINESS AT 1008 EAST SECOND STREET, LOCATED IN THE CG ZONING DISTRICT

I. Recitals.

- (A) The Planning Commission of the City of The Dalles has heretofore, on December 18, 1986, conducted a public hearing to consider Conditional Use Permit #41-86 relating to the following described property:

1N-13E-Sec. 3DA, Tax Lot 201 and Sec. 3DB, Tax Lot 1100

- (B) Said property is located in the General Commercial Zone. A building materials business is permitted as a Conditional Use in the CG District. Applicant proposes a 12 foot (average width) X 56 foot covered storage area on the east side of the existing building at 1008 East Second. Applicant proposes three rather than eight off-street parking spaces. See (C) below.
- (C) Section 27 (Off Street Parking, General Provisions) requires the following:
- "Where insufficient parking is serving a building or use existing at the time this Ordinance became effective, said building or use may be expanded only if adequate parking is provided for the total building or use in accordance with the provisions of this Section."
- (D) 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 #41-86 for a storage building for building materials is hereby approved, with conditions, 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) The facility is non-manufacturing and will not generate nuisance conditions.
- (b) Earlier site plan proposals were revised to eliminate potentially unsafe traffic conditions.
- (2) The use does meet all required conditions and specifications set forth in the CG zone with the exception of parking requirements. The Commission approves a variance of the number of off-street parking spaces because of unusual circumstances relating to lot size, shape and topography. The applicant testified that the storage addition would not significantly add to his customer count.
- (3) 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 Plan.
 - (a) Most of the area surrounding the subject property is street right-of-way, a bluff, and grain elevators.
 - (b) The proposed improvements on the east side of the existing building represent upgrading of nonconforming conditions (see schedule of improvements below in (C)).
- (C) The Conditional Use Permit and variance of parking requirements are hereby approved subject to compliance with a schedule of improvements as follows:
 - (1) Covered storage structure by March 1, 1987;
 - (2) Curb and sidewalk by March 31st;
 - (3) Landscaping by June 1st; and
 - (4) Parking lot paving by September 1st.
- (D) The Secretary of the Planning 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 15TH DAY OF JANUARY, 1987.



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 a Regular Meeting of the Planning Commission of the City of The Dalles, held on the 15th day of January, 1987.

AYES: COMMISSIONERS: Byrne, O'Herron, Walker, and Earl

NOES: COMMISSIONERS: Hawkins

ABSENT: COMMISSIONERS: Donnell

ABSTAIN: COMMISSIONERS:

ATTEST:


Secretary, Planning Commission