

RESOLUTION NO. P.C. 84-86

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES DENYING CONDITIONAL USE PERMIT #38-86, A REQUEST FOR A COMMUNITY FACILITIES SITE, A CLINIC, IN THE R-3 ZONE AT 1609 E. 12TH STREET.

I. Recitals.

- (A) The Planning Commission of the City of The Dalles has heretofore, on February 20, 1986, conducted a public hearing to consider Conditional Use Permit #38-86 relating to the following described property:

Township 1N, Range 13E, Section 3DD
Tax Lot #17900

- (B) Said property is located in the Multiple Family Residential (R-3) district. Applicant proposes a clinic in a vacant single family residential building at 1609 E. 12th St.
- (C) The applicant, a psychologist, proposed a facility with a maximum of three full time equivalent professionals. Proposed outside alteration included a three car parking lot in the rear with a new driveway on the east side of the structure.
- (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 #38-86 for a clinic in the R-3 District is hereby denied. As described below, the proposal does not meet the three criteria for the granting of a Conditional Use Permit as set forth in Chapter 12, Section 31(d) of The Dalles Zoning Ordinance.
1. The use will endanger the public safety if located where proposed and developed.

Part of the parking would be on an existing driveway constructed for single family residential use. Use of the driveway by staff and clients would necessitate backing into 12th Street in a relatively congested area with substantial on-street parking (view impairment).

2. The use is not consistent with required conditions and specifications set forth in the zone where it proposes to locate.

Section 17, Community Facilities Site, states that this zoning provision is to provide for uses "which serve a substantial public purpose." The applicant failed to demonstrate that the proposal would serve a substantial public purpose.

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

- (a) The subject building is surrounded on three sides by an established single family residential neighborhood. A Neighborhood Commercial zone is located immediately on the east of the subject building; however, orientation of the proposed clinic (driveway and main entrance) would be toward the residential area. The lot size (5800 sq. ft.) does not provide for separation/buffer between the proposed use and adjacent and nearby residential use. With regard to adjacent residential use, the property owner (lot on the west) described potential problems with increased use of the existing narrow driveway abutting his. There is no separation between the driveways.

- (b) Nearby property owners testified that there was already substantial on-street parking on both sides of the subject property and that allowance of the clinic would aggravate the situation. The proposed three space rear parking lot is removed from the front entrance. Some clients would park on the street because the front entrance is more visible and accessible from E. 12th Street.

- C. 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.

APPROVED AND ADOPTED THIS 6th DAY OF March , 1986.


Chairman, Planning Commission

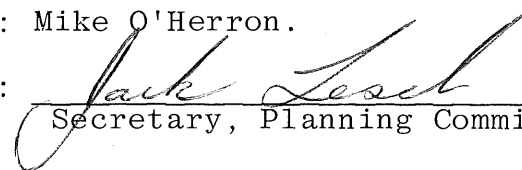
I, Jack Lesch, Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted by the Planning Commission of the City of The Dalles, on the 6th day of March , 1986.

AYES: COMMISSIONERS: Joe Byrne, Chris Zukin, Wendy Donnell,
Bud Earl.

NOES: COMMISSIONERS: Shirley Walker.

ABSENT: COMMISSIONERS: Dick Hawkins.

ABSTAIN: COMMISSIONERS: Mike O'Herron.

ATTEST: 
Secretary, Planning Commission