

RESOLUTION NO. P.C. 75-85

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF THE DALLES APPROVING CONDITIONAL
USE PERMIT #34-85, A REQUEST FOR A CHILD CARE
FACILITY IN AN EXISTING HOUSE AT 812 E. 15TH ST.

I. Recitals.

- (A) The Planning Commission of the City of The Dalles has heretofore, on July 11, 1985, conducted a public hearing to consider Conditional Use Permit #34-85 relating to the following described property:

1N-13E-Sec. 10BA, Tax Lot 800 (812 E. 15th St.)

- (B) Said property is located in the residential R-2 District. Applicant proposes a child care facility in an existing home.
- (C) 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 #34-85 for a child care facility 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.

The facility will not generate nuisance conditions. Noise from the children playing will be during daylight hours only. Outdoor activity area will be fenced.

2. The use does meet all required conditions and specifications set forth in the R-2 zone.

It is proposed to use an existing conforming residence. There are no zoning standards specifically relating to child care centers. Compliance with other requirements relating to the safety and welfare of the children is part of the conditions of approval.

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.

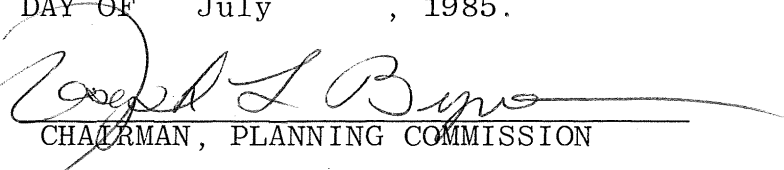
Propose to use existing residence. The only outward sign of the use will be the fenced activity area and some traffic from parents. Facility will be limited to 10 children (except during late afternoon hours when there may be some overlap between children staying during daytime and those staying in the evening). There will be no staff, and therefore no off-street parking lot will be required. Corner lot accessible to a main street.

- C. The Planning Commission grants the Conditional Use Permit subject to the following conditions:

1. Applicant agrees to a waiver of right to remonstrate against improvement of abutting 15th Street if such improvement is part of a local improvement district.
2. Subject to certification by Children's Services Division.
3. Subject to compliance with the following requirements of the Fire Marshall:
 - a. Relocate smoke detector according to manufacturer instruction.
 - b. All exposed surface to be Class III flame spread.
 - c. Replace door latching hardware on two exterior doors to U.B.C. standards.
 - d. Replace door at top of stairs with solid wood core door.
 - e. Replace 30 amp fuses in electrical panel with the correct size.

- 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 11th DAY OF July , 1985.


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 11th day of July , 1985.

AYES: COMMISSIONERS: Byrne, Zukin, Hawkins, Donnell,
O'Herron, Walker.
NOES: COMMISSIONERS: none.
ABSENT: COMMISSIONERS: Northrop.
ABSTAIN: COMMISSIONERS: none.

ATTEST:


Secretary, Planning Commission