

RESOLUTION NO. P.C. 72-85

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING CONDITIONAL USE PERMIT #33-85, A REQUEST TO CONSTRUCT A STORAGE BUILDING IN THE 700 BLOCK OF EAST THIRD STREET LOCATED IN THE CB ZONING DISTRICT.

I. Recitals.

- (A) The Planning Commission of the City of The Dalles has heretofore, on June 20, 1985, conducted a public hearing to consider Conditional Use Permit #33-85 relating to the following described property:

1N-13E-Sec. 3DB, Tax Lot 6600

- (B) Said property is located in the General Commercial designation of the Comprehensive Plan and the CB (Central Business District) Zone. A storage warehouse is permitted as a Conditional Use in the CB District. Applicant proposes a 38 ft. x 60 ft. metal storage building in the N.W. corner of the property.
- (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 #33-85 for a storage warehouse 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. The facility is non-manufacturing and will not generate nuisance conditions.
 - b. The proposed storage building will not result in an increase in traffic to the site. There will be no new curb cuts or other changes which would conflict with pedestrian traffic.

2. The use does meet all required conditions and specifications set forth in the CB zone. The proposal is consistent with the following statement in Paragraph (B) Conditional Uses Permitted of Sec. 13.2, Uses Permitted in the "CB" Zone:

"Conditions shall include, but are not limited to, the following: All materials shall be stored within enclosed structures, only service vehicles shall be stored in open yards, adequate access and loading facilities shall be provided, the use shall not conflict with the uses on adjacent property and, the use shall not conflict with the pedestrian orientation of the CB District."

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) Adjacent (off-site) land uses include a used car lot and a small office located across Third Street to the south; Salvation Army and a furniture store to the west; and a moving and storage business, Iron Works Building, service station and small office located on the same block to the north. The proposal is not in direct conflict with the pre-dominant usage of the downtown zone - retail businesses and services; and will be associated with the existing feed and grain business. The proposal to eliminate existing outdoor storage is an improvement of the site, and is more in keeping with the character of the CB District.

(b) The proposal is consistent with the Development Guidelines for Comprehensive Plan Land Use Map Classifications (page 178).

- 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.

ADOPTED AND APPROVED THIS 20th DAY OF June, 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 20th day of June, 1985.

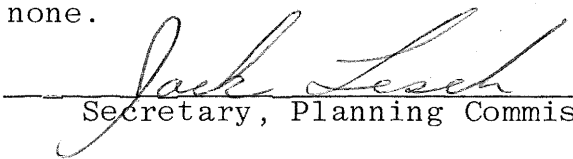
AYES: COMMISSIONERS: Byrne, Zukin, Hawkins, Northrop,
O'Herron, Walker

NOES: COMMISSIONERS: none.

ABSENT: COMMISSIONERS: Donnell.

ABSTAIN: COMMISSIONERS: none.

ATTEST:


Secretary, Planning Commission