

RESOLUTION NO. P.C. 60-85

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING CONDITIONAL USE PERMIT #31-84, A REQUEST TO USE AN EXISTING BUILDING FOR A HEALTH CLUB, AT 1501 WEST FIRST STREET LOCATED IN THE M-2 ZONING DISTRICT.

I. Recitals.

- (A) The Planning Commission of the City of The Dalles has heretofore, on December 27, 1984, conducted a public hearing to consider Conditional Use Permit #31-84 relating to the following described property:

Township 2N, Range 13E, Section 33, Tax Lot 300

- (B) Applicant proposes to use an existing 60 ft. x 65 ft. steel building and a connecting converted house for a health club. The buildings and paved parking occupy a small portion of the 2.6 acre parcel.
- (C) Said property is located in the Heavy Industry designation of the Comprehensive Plan and the M-2 (Heavy Industrial and Manufacturing) zoning district. A health club, as a type of recreation facility, is permitted as a Conditional Use in the M-2 District.
- (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 #31-84 for an indoor recreation facility (health club) 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. There was no evidence to indicate that the proposed facility would result in conflict between manufacturing and non-manufacturing uses.
 2. The use does meet required conditions and specifications set forth in the M-2 zone.

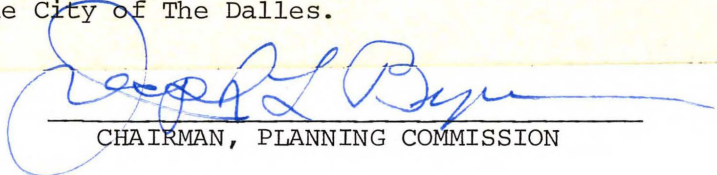
The proposal conforms with the property development standards and design requirements of the M-2 zone with the exception of the front setback of the converted house. However, the applicant testified that this building would be razed. Off street parking requirements will be satisfied with use of the existing side parking lot (15 spaces), and compliance with the two conditions of approval stipulated in II.C. of this Resolution.

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.

Change of occupancy of the existing building is from one type of non-manufacturing use to another. That is, the approval of the proposal will not result in the elimination of land previously used for manufacturing.

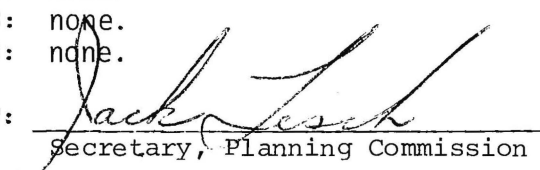
Most of the 2.6 acre parcel will remain vacant and available for industrial development. The applicant testified that as new owners she and her husband would complete some site preparation of the vacant area for potential industrial use.

- C. The Planning Commission approves Conditional Use Permit #31-84 subject to the following conditions:
 - a. Striping in side parking lot to designate spaces.
 - b. Execution of a permit agreement for use of the West First Street right-of-way to fulfill a portion of the parking requirement (4 of the total 19 spaces required).
- 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.


CHAIRMAN, PLANNING COMMISSION

I, Jack Lesch, Secretary to the Planning Commission of the City of The Dalles, do 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 17th day of January, 1985.

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

ATTEST: 
Secretary, Planning Commission