

RESOLUTION NO. P.C. 41-83

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING CONDITIONAL USE PERMIT #24-83, A REQUEST TO DEVELOP THOMPSON FIELD TO PLAY VARSITY FOOTBALL.

I. Recitals.

- (A) The Planning Commission of the City of The Dalles has heretofore, on July 28, 1983, conducted a public hearing to consider Conditional Use Permit #24-83 relating to the following described property:

1N 13 11AB Tax Lot 2500  
1N 13 11BA Tax Lot 4300

- (B) Said property is located in the R-1 (Single Family Residential) zoning district.
- (C) Ordinance No. 80-986, as amended, provides for a recreational facility as a Community Facility Site (Sec. 17) and requires obtainment of a Conditional Use Permit in the R-1 District. Specifically, the request constitutes expansion of operation of a community facility site.
- (D) The applicant, The Dalles School District #12, requests development of Thompson Field to play varsity football, including expansion of bleacher area (1000 maximum capacity), and parking lot (262 spaces). A Site Plan was submitted.
- (E) 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 #24-83 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 west edge of the property is buffered by District 12 ownership of vacant property.
    - b. The noise would be limited to that of the spectators and public address system.
    - c. A condition of approval is screening of the parking lot along the north property line.

2. The use does meet all required conditions and specifications set forth in the zone where it proposes to locate.

Parking will need to be developed to provide space for an estimated maximum capacity of 1,000 spectators. Space is available on the north side of the site for development of the required parking.

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. The area is designated as public use in the comprehensive plan. The site has a history of public recreational usage, including track, soccer, and Freshman and Junior Varsity football. The proposal is for expansion of an existing operation.
- b. Conditions of approval limits usage for varsity football to four daytime games.
- c. District 12 staff stated that a parking lot is necessary for the existing Thompson Field activities irregardless of the proposed expansion of use.
- d. The proposed extension of 19th Street would improve accessibility of the site.

- C. The Planning Commission grants Conditional Use Permit #24-83 for one year for four daytime varsity football games with the following conditions:

1. Provision of screening for the parking lot along the north property line.
2. Placement of safety bleachers on level ground.
3. That the power pole in the Thompson Street right-of-way be relocated outside of the right-of-way.
4. That the setback between the proposed bleachers and the 19th Street right-of-way extension provide adequate space for emergency vehicles and pedestrian uses.
5. That the District provide the Commission with an overlay (map) of all District #12 ownership and planned uses within 60 days before the Commission allows further proposals from the District.

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 *18th* DAY OF *August*, 1983.

  
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 passed at a Regular Meeting of the Planning Commission of the City of The Dalles, held on the 18th day of August, 1983.

AYES: COMMISSIONERS: Ward, Honald, Elliott, Matthew.  
NOES: COMMISSIONERS: none.  
ABSENT: COMMISSIONERS: Donnell, Northrop.  
ABSTAIN: COMMISSIONERS: none.

ATTEST:   
Secretary, Planning Commission