

RESOLUTION NO. P.C. 34-83

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING CONDITIONAL USE PERMIT #21-83, A REQUEST TO CONSTRUCT A 6,000,000 GALLON RESERVOIR LOCATED IN THE R-1 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT.

I. Recitals.

- (A) The Planning Commission of the City of The Dalles has heretofore, on March 3 and 24, 1983, conducted a public hearing to consider Conditional Use Permit #21-83 relating to the following described property:

T1N, R13, Sec. 9, Tract 1 of Krauss Tracts

- (B) Said property is located in the R-1 (Single Family Residential) zoning district.
- (C) Said zoning district regulations allow a Community Facilities Site subject to the issuance of a Conditional Use Permit.
- (D) The applicant, City of The Dalles, requests Conditional Use Permit approval for the construction of a water reservoir to replace the 14th-16th Street reservoirs.
- (E) Section 31 (Conditional Use Permit) of The Dalles Zoning Ordinance requires that the Commission make findings of fact and state the reason 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 a Conditional Use Permit for the construction of a 6,000,000 gallon reservoir 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 inasmuch as:

The reservoir will not generate nuisance conditions or endanger the public health since it will not generate traffic, will be enclosed with a 6-foot high fence, complies with American Water Works Association specifications for steel construction, and is a non-manufacturing activity.

2. The use meets all required conditions and specifications set forth in the zone where it is proposed to locate:

The proposed use meets all required "R-1" District standards. The use complies with Sec. 17, Community Facilities Site of The Dalles Zoning Ordinance.

3. The location and character of the use, when 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 in that:

- a. The reservoir will be painted a buff brown, a color compatible with the surrounding natural character of the site. The site is buffered by existing topography and vegetation, and is separated from residential areas. The reservoir will be placed against a hillside where the top of the reservoir will be lower than the adjacent terrain. Additional tree planting is proposed.
- b. The Garrison Street Reservoir is noted as a needed storage facility in the Comprehensive Plan.
- c. Alternative sites were reviewed; however, alternatives at the required elevation would involve agricultural lands outside the City, or developed residential uses inside the City.

- 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 7th DAY OF APRIL , 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 7th day of April, 1983.

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

ATTEST:



Secretary, Planning Commission