

RESOLUTION NO. P.C. 27-82

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING CONDITIONAL USE PERMIT #20-82, A REQUEST TO CONSTRUCT A 1440 SQUARE FOOT MAUSOLEUM-COLUMBARIUM AT THE EXISTING I.O.O.F. CEMETERY LOCATED ON CHERRY HEIGHTS ROAD AT W. 13TH STREET SITUATED IN THE R-1 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT.

I. Recitals.

- (A) The Planning Commission of the City of The Dalles has heretofore, on September 16, 1982 conducted a public hearing to consider Conditional Use Permit #20-82 relating to the following described property:

1N 13 4 Tax Lot 1900

- (B) Said property is located in the R-1 (Single Family Residential) zoning district.
- (C) Ordinance No. 80-986, as amended, provides for cemetery; funeral homes, chapels or similar services when operated in conjunction with the cemetery and requires obtainment of a Conditional Use Permit in the R-1 District.
- (D) The applicant, I.O.O.F. Columbia Lodge #5, Mr. Edward McKune, Trustee, requests Conditional Use Permit approval for the construction of a 1440 square foot mausoleum-columbarium to be operated in conjunction with the existing cemetery.
- (E) Section 18.000 (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 #20-82 for construction of a 1440 square foot mausoleum-columbarium at the existing cemetery is hereby approved for the following reasons:
1. The establishment, maintenance, or operation of the use applied for will not be detrimental to the health, safety

or general welfare of persons residing or working in the neighborhood of the proposed use in that:

- a. The site is screened from view from adjacent properties by landscaping along the perimeter and rolling hills within the site topography.
 - b. The property is located along a collector street which has the capacity to accommodate the traffic to the site.
 - c. The project's design does not conflict with the general character of surrounding uses.
2. The use will not be detrimental or injurious to the property and improvements in the neighborhood or the general welfare of the City because:
- a. Building setbacks and building design have been included in the project to reduce potential impacts on the surrounding properties.
 - b. The cemetery has operated at this site for many years and has three similar buildings in use.
 - c. Property located to the north and northwest is designated in the Comprehensive Plan for Public-Semi Public use and will not be negatively affected by this project.
 - d. Additional off-street parking is not required due to the fact that private roadways are 15 to 20 feet in width and allow for parking to the side.
 - e. The property is required to dedicate additional right-of-way on Cherry Heights Road for future widening of the street.
3. The location and character of the use, if constructed according to the plan and the conditions imposed, will be in general compliance with The Dalles Urban Area Comprehensive Plan, Statewide Land Use Goals and the Zoning Ordinance in that:
- a. The Dalles Comprehensive Plan states the following with respect to community services:
 1. Encourage the development of the public and private facilities which meet the community's economic, social, cultural, health, and educational needs.
(Goal #11 Public facilities)

- b. The proposal complies with the expressed intent of the Zoning Ordinance to allow related services in conjunction with the cemetery.
- C. The Planning Commission approves Conditional Use Permit #20-82 subject to the following conditions:
 - 1. Outdoor lights shall be screened so as not to reflect on adjoining property.
 - 2. Landscaping shall be restored to the building area after construction.
 - 3. The property owner shall dedicate an additional 5 foot of property to the City for future widening of Cherry Heights Road.
 - 4. The property owner shall agree to construct improvements according to City specifications on Cherry Heights Road as the City shall deem necessary and proper to serve the owners and the public. The property owner shall waive the right to remonstrance against any improvement if such improvement is part of a local improvement district and waive any right to remonstrance of the cost of such improvement. This agreement shall be covenant running with the land.
- D. The Secretary of the Commission shall (a) certify to the adoption of this Resolution and (b) forthwith transmit a copy of said Resolution to the City Council of the City of The Dalles.

ADOPTED AND APPROVED THIS 16th DAY OF September, 1982.



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 16th day of September, 1982.

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

ATTEST: 

Secretary, Planning Commission