

RESOLUTION NO. P.C. 22-82

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING CONDITIONAL USE PERMIT #17-82, A REQUEST TO CONSTRUCT A 1,000,000 GALLON RESERVOIR TO SERVE AS AN INTERMEDIATE HOLDING AND STORAGE FACILITY IN THE CITY'S WATER DISTRIBUTION SYSTEM 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 April 8, 1982 conducted a public hearing to consider Conditional Use Permit #17-82 relating to the following described property:

1N 13 1 Tax Lots 3306 & 3307

- (B) Said property is located in the R-1 (Single Family Residential) zoning district.
- (C) Said zoning district regulations allow utility facilities necessary for public services conditioned upon the following specific criteria and subject to Conditional Use Permit approval:
1. Submission of an acceptable site plan for landscaping and protection of adjoining and residential properties as required by the Commission.
  2. Design of appropriate capacity to support development of service area as anticipated by the Comprehensive Plan.
  3. Demonstration that adverse environmental impacts will be mitigated to the greatest extent feasible.
- (D) The applicant, City of The Dalles, requests Conditional Use Permit approval for the construction of a utility facility.
- (E) Section 18.000 (Conditional Use Permit) of The Dalles Zoning Code 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 1,000,000 gallon reservoir 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. Adequate access is provided to the site.
    - b. The site will be enclosed with a 6 foot chain link fence.
    - c. The steel tank is designed to meet A.W.W.A. standards for steel tank construction.
  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. The reservoir is designed at a capacity which is required for the proper utilization of the City's water system.
    - b. The tank will be painted in earth tones and will not contrast with surrounding uses.
    - c. The site is buffered with an existing bluff and proposed landscaping.
    - d. The welfare of the City will be enhanced by this location since the reservoir improves the water system's overall capacity.
    - e. The reservoir will increase the City's capability to provide service to existing and future residential, commercial and industrial uses.
  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 adopted Zoning Ordinance, inasmuch as:
    - a. The Zoning Ordinance lists this use as appropriate provided sufficient conditions are attached to mitigate potential conflicts.

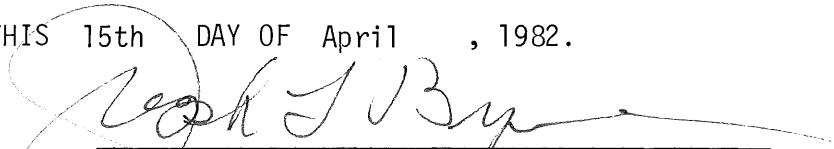
- b. Goal #11 (Public Facilities) states the following:
- (1) The City should encourage the development of public facilities to meet the City's needs;
  - (2) Public facilities shall be provided to permit the development of an adequate housing supply and high quality water supply; and
  - (3) A distribution system shall be maintained to meet current and future domestic and industrial needs.

c. The Planning Commission hereby approves Conditional Use Permit #17-82 subject to the following condition:

The reservoir site shall be improved as indicated on the approved landscaping drawing which indicates landscaping materials and location, fencing materials and color of paint for reservoir structure.

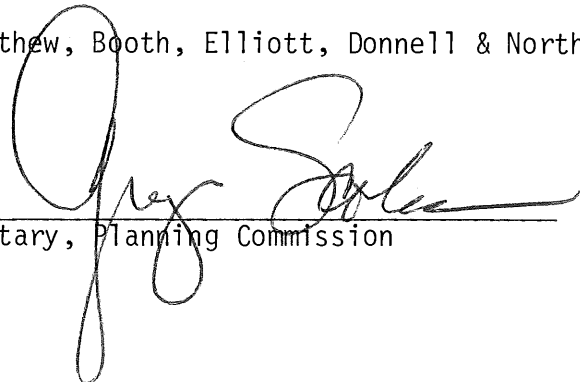
d. The Secretary of the Commission shall (a) certify to the adoption of the Resolution and (b) forthwith transmit a copy of the said Resolution to the City Council of the City of The Dalles.

ADOPTED AND APPROVED THIS 15th DAY OF April, 1982.

  
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CHAIRMAN, PLANNING COMMISSION

I, Greg Scoles, 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 15th day of April, 1982.

AYES: COMMISSIONERS: Byrne, Matthew, Booth, Elliott, Donnell & Northrop.  
NOES: COMMISSIONERS:  
ABSENT: COMMISSIONERS:  
ABSTAIN: COMMISSIONERS: Honald.

ATTEST:   
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Secretary, Planning Commission