

RESOLUTION NO. P.C. 21-82

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING CONDITIONAL USE PERMIT #16-82, A REQUEST TO ESTABLISH AN AUTOMOTIVE SERVICE STATION AND DRIVE THRU DAIRY AT 825 EAST 2ND STREET IN THE C-B (CENTRAL BUSINESS) 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 #16-82 relating to the following described property:

825 East 2nd Street

- (B) Said property is located in the C-B (Central Business) zoning district.
- (C) Said zoning district regulations allow the establishment of automotive service stations subject to Conditional Use Permit approval.
- (D) The applicant Philip and Sandra Hammond request Conditional Use Permit approval to establish an automotive service station and drive thru dairy in the C-B zone.

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 #16-82 for the establishment of an automotive service station and drive thru dairy 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:  
  
The automotive service station is consistant with the adjacent uses in the area and does not conflict with the overall objective for downtown development.
  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:

The access to the property is adequate and will not promote hazardous vehicle/pedestrian conflicts. The property will be landscaped to buffer the use from other properties and the public right-of-way.

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.
- C. The Planning Commission hereby approves Conditional Use Permit #16-82 subject to the following conditions:
1. The final landscaping plan shall be submitted to the City Planning Director for approval. This plan shall indicate plant and tree sizes, location, specie, and location of sprinkler system. In addition the plan shall include a minimum of 166 square feet of landscaping area.
  2. Fire protection and water systems shall be provided to meet the requirements of The Dalles Fire Department which provides fire protection for the City of The Dalles.
  3. All signs, including existing, shall require approval by the City Building Department and permits shall be obtained where 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.

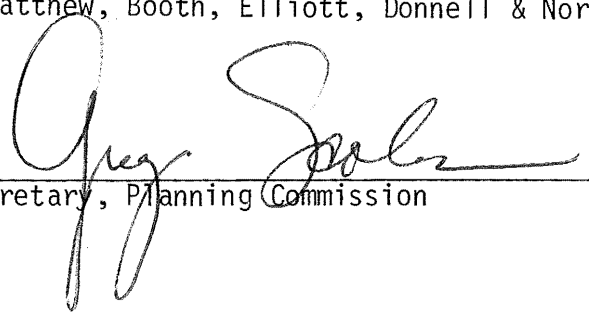
ADOPTED AND APPROVED THIS 15th DAY OF April, 1982.

  
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CHAIRMAN, PLANNING COMMISSION

I, Greg Scoles, Secretary to the Planning Commission of the City of The Dalles, do hereby certify 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: Hona1d.

ATTEST:

  
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Secretary, Planning Commission