

RESOLUTION NO. P.C. 15-82

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF THE DALLES APPROVING  
CONDITIONAL USE PERMIT NO. 14-81, A  
REQUEST TO CONSTRUCT A 30 FOOT BY 60 FOOT  
STORAGE BUILDING IN THE R-3 (MULTIPLE  
FAMILY) ZONING DISTRICT.

I. Recitals

- (A) The Planning Commission of the City of The Dalles has heretofore, on January 21, 1982 conducted a public hearing to consider Conditional Use Permit #14-81 relating to the following described property:

2N 13 29 CC Tax Lot No. 100

- (B) Said property is located in the R-3 (Multiple Family) zoning district.
- (C) Said zoning district regulations allow buildings for closed storage and warehousing subject to adequate screening (landscaping or fencing).
- (D) The applicants, Ray and Elma Harmon, request Conditional Use Permit approval for the construction of a 30 foot by 60 foot storage building.
- (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 Conditional Use Permit for the construction of a 30 foot by 60 foot storage building 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 storage facility will be screened by landscaping and fencing.
    - b. The building will only be used for storage purposes and will not be part of a commercial venture.

- c. All minimum setback requirements have been complied with to reduce the impact of this use on neighboring property.
  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 use will meet all requirements of the zoning district.
    - b. Fencing material or landscaping will screen the use from the existing developments in the area.
    - c. The size of the lot allows the new building to be located 375 feet from the front property line thus reducing its impacts on properties to the North, East and South.
    - d. Property located to the West is substantially higher than the proposed site and will not be effected significantly by this building.
  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 approves Conditional Use Permit #14-81 subject to the following conditions:
  1. The final landscaping plan shall be submitted to the City Planning Director for approval prior to the issuance of a building permit. This plan shall indicate plant and tree sizes, location, specie and location of sprinkler system. The plan will also detail a method for screening the building with either landscaping or fencing.
  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. The applicant shall dedicate a 10 foot strip of land along West 10th Street for future street widening purposes.
  4. The existing drive shall be improved with an all weather surface to a minimum width of 20 feet. Method of improvement shall be subject to approval by the City Engineer and Fire Marshal.

5. An agreement to improve, to City standards, West 10th Street which abuts the property shall be recorded, prior to the issuance of any building permits and subject to reviewing by the City Attorney. Improvements shall include curbs, pavement, sanitary and storm sewers and water mains.
- 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 18th DAY OF February, 1982.

  
\_\_\_\_\_  
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 21st day of January, 1982.

AYES:	COMMISSIONERS:	Donnell, Honald, Elliott, Northrop, Byrne & Matthew
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None
ABSTAIN:	COMMISSIONERS:	None

ATTEST:   
\_\_\_\_\_  
Secretary, Planning Commission