

RESOLUTION NO. P.C. 13-81

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES RECOMMENDING THAT THE CITY COUNCIL APPROVE Z.O.A. #21-81, AN ORDINANCE ALLOWING AUTOMOTIVE SERVICE STATIONS AS PERMITTED USES SUBJECT TO CONDITIONAL USE PERMIT IN THE CB ZONING DISTRICT.

I. Recitals.

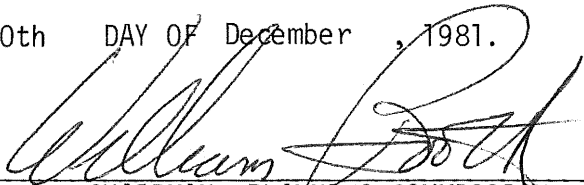
- (A) Section 10.040 (A) of the City of The Dalles Zoning Ordinance expressly prohibits Automotive Service Stations from locating in the CB (Central Business) zoning district.
- (B) Section 21.060 (B) permits the City Council to amend the Zoning Ordinance, provided the amendment is first referred to the Planning Commission for study, hearing and recommendation.
- (C) The City Council of the City of The Dalles on October 19, 1981 moved unanimously to refer to the Planning Commission for study, hearing and recommendation the possibility of removing the current prohibition of automotive service stations in the CB zoning district.
- (D) The Planning Commission of the City of The Dalles held a public hearing on November 5, 1981 regarding the removal of the prohibition and allowing automotive service stations as Conditional Uses in the CB zoning district.
- (E) At the close of the public hearing the Planning Commission requested staff to prepare an ordinance and proposed resolution of findings of fact based upon the testimony and evidence presented.
- (F) The Planning Commission the City of The Dalles has heretofore on December 10, 1981 concluded a public hearing regarding Zoning Ordinance Amendment #21-81 adding automotive service stations to Section 10.030 (Conditional Use Permits) and repealing Section 10.040 (Prohibited Uses) of General Ordinance No. 80-986 (City of The Dalles Zoning Ordinance).

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. Allowing automotive service stations to locate in the CB zoning district subject to obtainment of a conditional use permit will:
 - 1. Promote the viability of the core area (Goal #9 and 14 of the Comprehensive Plan) by allowing a diversification of commercial uses.
 - 2. Not conflict with the overall objectives of the Comprehensive Plan or the Statewide land use planning goals.

3. Allow the City to evaluate the appropriateness of locations of these special uses in the core area and attach conditions to their development approval which will mitigate any potential conflicts they could have with other commercial uses in the area.
 4. Allow the Commission to attach conditions to ensure that adequate ingress and egress is provided that does not conflict with the pedestrian orientation of the core area (Goal #9 and 12 of the Comprehensive Plan), due to the unique nature of automotive service station.
- C. The Planning Commission hereby recommends that the City Council adopt Z.O.A. #21-81.
- 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 10th DAY OF December, 1981.

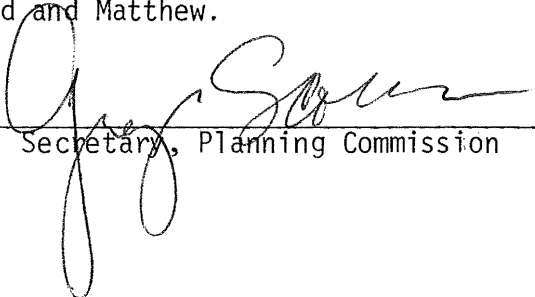


CHAIRMAN, PLANNING COMMISSION

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 10th day of December, 1981.

AYES: COMMISSIONERS: Donnell, Northrop and Elliott.
NOES: COMMISSIONERS: Byrne
ABSENT: COMMISSIONERS: Donald and Matthew.
ABSTAIN: COMMISSIONERS:

ATTEST:



Secretary, Planning Commission