

RESOLUTION NO. P.C. 10-81

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF THE DALLES APPROVING
CONDITIONAL USE PERMIT #13-81, A REQUEST
TO ESTABLISH A SALVAGE AND AUTOMOBILE
WRECKING YARD IN THE M-2 (HEAVY INDUSTRIAL
AND MANUFACTURING) ZONING DISTRICT.

I. Recitals.

- (A) The Planning Commission of the City of The Dalles has heretofore, on August 27, 1981 conducted a public hearing to consider Conditional Use Permit #13-81 relating to the following described property:

1N 13 2 Tax Lot 400

- (B) Said property is located in the M-2 (Heavy Industrial and Manufacturing) zoning district.
- (C) Said zoning district regulations allow automotive wrecking yards subject to obtaining a Conditional Use Permit.
- (D) The applicant, H. Robert Cole, requests Conditional Use Permit approval for the establishment of a salvage and automotive wrecking yard.
- (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:

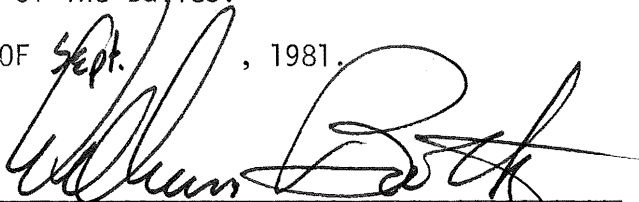
- A. In all respects as set forth in Recitals, Part 'I', of this Resolution.
- B. The application requesting approval of a Conditional Use Permit for the establishment of a salvage and automotive wrecking yard is hereby approved for the following reasons:
1. The establishment, maintenance, or operation 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 entire use is contained in the M-2 zoning district which does not allow residential development.
 - b. The wrecking facility will be screened from view by landscaping, bluffs and fencing.
 - c. Design standards established in the M-2 zone will be complied with and will reduce the potential impacts of this 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:
 - a. The use will meet all requirements of the zoning district.
 - b. Fencing material and bluffs will screen the use from adjacent developments.
 - c. Other uses in the area are of the same general character as the proposed use.
 - d. The M-2 zoning district was established to allow specific areas where industrial uses which create more impacts can be located while reducing their potential conflicts with commercial and residential developments.
 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 permits this type of activity in the M-2 zoning district provided a Conditional Use Permit is obtained.
 - b. The Comprehensive Plan requires the uses in this zone be designed for minimum conflict between the industry and other land uses.
 - c. The Comprehensive Plan Map designates this area as suitable for Heavy Industrial uses.
- C. The Planning Commission approves Conditional Use Permit #13-81 subject to the following conditions:
1. The entire site use for salvage and automotive wrecking purposes shall be screened by a view obscuring fence or wall. Materials used shall be approved by the Planning Director prior to installation.
 2. All uses shall be conducted in such a manner that they do not create smoke, gas, odor, dust, sound, vibration, soot, heat or glare to a degree which might be obnoxious or offensive to persons residing in or conducting business in this or any other district thereby creating a public nuisance.
 3. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents to create health or fire hazards.

- 4. A twenty (20) foot access road running through the property from the western most gate to the eastern most gate shall be maintained for proper fire protection.
- 5. Fire protection and water systems shall be provided to meet the requirement of The Dalles Fire Department which provides fire protection for the City of The Dalles.
- 6. All signs shall require approval by the City Building Department, prior to installation, in accordance with existing ordinances.
- 7. The applicant shall obtain from the State of Oregon a license to do business as a wrecker of motor vehicles or salvage pool operator prior to commencing business at the proposed site.

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.

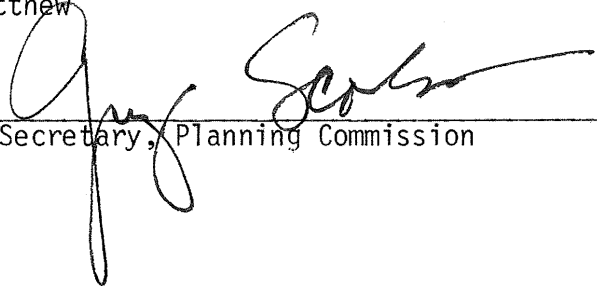
ADOPTED AND APPROVED THIS 17th DAY OF Sept., 1981.



 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 as a Regular Meeting of the Planning Commission of the City of The Dalles, held on the 17th day of Sept., 1981, by the following vote:

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

ATTEST: 

 Secretary, Planning Commission