



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

RESOLUTION NO. PC 594-20

Approval of Conditional Use Permit Application **194-20, Full Circle, LLC**, to convert 300 square feet of an existing building into a distillery to process and produce bottled spirits. Property is located at 701 E. Second Street and can be further described as 1N 13E 3 AC tax lot 1800. Property is zoned "CBC" – Central Business Commercial.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on July 2, 2020, conducted a public hearing to consider the above request. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- B. Staff's report of Conditional Use Permit 194-20 and the minutes of the July 2, 2020, Planning Commission meeting, upon approval, provide the basis for this resolution and are incorporated herein by reference.

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.

Conditional Use Permit 194-20 is hereby **approved** with the following conditions of approval:

1. All onsite and offsite improvements must be installed by the applicant in accordance with The Dalles Municipal Code, Title 10 – Land Use Development and the APWA standards, specifications, and drawings, as amended and adopted by the City, and approved by the City Engineer, or otherwise guaranteed to be completed by the applicant to the satisfaction of the City.
2. A Building Permit shall be submitted and approved through the City of The Dalles before a signature on a Wasco County Structural Permit.
3. Before the approval of a Building Permit, removal of the storage container located on-site will be required.
4. Signs will be applied for under a separate permit.
5. Any activity that produces radio or television interference, noise, glare, dust or particulate matter, vibration, smoke or odor beyond the site, or beyond allowable levels as determined by local, state, and federal standards, shall not be allowed.
6. A Photometric plan will be required to be submitted for any new lighting to indicate that the site lighting meets the allowable levels as indicated in the code.

7. The applicant will be required to obtain permits from the Oregon Liquor Control Commission and the Alcohol and Tobacco Tax and Trade Bureau.

III. APPEALS, COMPLIANCE, AND PENALTIES:

- A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 3.020.080 of the Land Use and Development Ordinance, and must be filed with the City Clerk within ten (10) days of the date of mailing of this resolution.
- B. Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this permit.
- C. All conditions of approval must be met within the time limits set by this resolution or by ordinance. Failure to meet any condition will prompt enforcement proceedings that can result in: 1) permit revocation; 2) fines of up to \$500.00 per day for the violation period; 3) a civil proceeding seeking injunctive relief.

The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 2ND DAY OF JULY, 2020.



Brent Bybee, Chair
Planning Commission

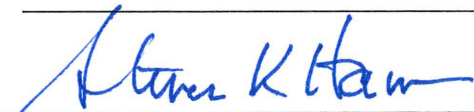
I, Steven K. Harris, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 2ND day of July, 2020.

AYES: Lavier, Stiles, Cornett, Mascher, Poppoff, Bybee, one position vacant

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: 

Steven K. Harris – AICP
Community Development Director, City of The Dalles