



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

RESOLUTION NO. PC 590-20

Approval of Adjustment Application 050-19 of Michael and Christine Irish for a reduction in the rear yard setback from 10 feet to 5 feet, a 50% reduction.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has, on March 5, 2020, and May 7, 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 Adjustment 050-19 and the minutes of the March 5, 2020, and May 7, 2020, Planning Commission meetings, 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.

Adjustment 050-19 is hereby approved with the following conditions of approval:

- 1. The Applicants shall submit a landscaping plan that complies with the landscaping requirements of providing Article 6.010.
- 2. The surfacing of the driveway shall comply with Section 10.6.060.040 above.
- 3. Any street trees planted shall comply with Section 10.6.010.060 above.
- 4. All screening shall comply with Section 10.6.010.050 above.
- 5. Any required landscaping, buffering, and screening shall be maintained; and if any street trees or other plant materials do not survive or are removed they will be required to be replaced in kind by the developer or responsible party for removing the trees and/or plant material.
- 6. A city permit is required for any planting, removal, or significant pruning, topping or pollarding of any trees within the public right-of-way.


7. Irrigation systems will be required if necessary to assure survival of plant materials.
8. No site obscuring shrubs, landscape features, conifer trees, fences exceeding 24 inches in height, or other screening is permitted within vision clearance areas of the street or alley intersections, or where the City Engineer otherwise deems such plantings would endanger pedestrians or vehicles.
9. Fencing over four feet in height will require a Building Permit submittal.
10. A Building Permit application will be required to be reviewed and approved for the proposed single family dwelling.
11. The Site Plan submitted at the time of a Building Permit shall comply with Section 10.6.080.010 Projections into Yards.
12. Applicant is required to retain the established oak trees on the northern boundary of the property.

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 The Dalles Municipal Code, Title 10 Land Use and Development, Section 3.020.080 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 21st DAY OF MAY, 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 7th day of May, 2020.

AYES: Bybee, Cornett, Lavier, Poppoff, Stiles

NAYS: —

ABSENT: —

ABSTAIN: —

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