

RESOLUTION NO. P.C. 542-15

Adopting Conditional Use Permit Application #174-15 of FFA Architecture+Interiors/The Dalles Wasco County Library to gain approval to site and construct a one-story, 2,300 square foot addition to the existing The Dalles-Wasco County Library. The addition will include a reading room, book collection area, and a children's activity area. The property is located at 722 Court Street, The Dalles, Oregon, and is further described as Township 1 North, Range 13 East, Map 3 CB, tax lot 800. Property is zoned "RH/NC" – Residential High Density District with a Neighborhood Center Overlay.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on May 7, 2015 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 #174-15 and the minutes of the May 7, 2015 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. CUP #174-15 is hereby approved with the following conditions of approval:
 - 1. Prior to the start of any work, the City requires that a pre-construction meeting be held with the applicant, the City Engineer, and the Development Inspector.
 - 2. All onsite and offsite improvements must be installed by the applicant in accordance with the Land Use Development Ordinance 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.
 - 3. Proposed development and final detailed construction plans will be required to be reviewed and approved by the City Engineer per established standards.
 - 4. Prior to the issuance of a building permit, the applicant shall submit a completed Wastewater Survey Questionnaire to the City Planning Department.
 - 5. A Physical Constraints Permit will be required for the excavation on-site. An erosion and dust control plan will need to be submitted for construction and be included in the detailed drawings.
 - 6. With the new exterior lighting planned, a detailed site lighting/photometric plan shall be submitted and approved prior to the issuance of building permits. The plan shall demonstrate that the maximum illumination at the property line will not exceed an average horizontal foot candle of 0.3 for non-cut-off lights and 1.0 for cut-off lights. The plan shall also demonstrate that the bicycle parking has a minimum lighting level of 3.0 foot candles.
 - 7. 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.

8. Building permits will be required for the library. System Development Charges will be assessed at the time of permitting.

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 7TH DAY OF MAY, 2015.

Bruce E Lavier

Bruce Lavier, Chairman
Planning Commission

I, Richard Gassman, Planning 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, 2015.

AYES: Lavier, Whitehouse, Poppoff, Nelson, Stiles

NAYS: None

ABSENT: Zukin, DuFautt

ABSTAIN: None

ATTEST: Richard Gassman, Senior Planner
for Richard Gassman, Planning Director
City of The Dalles