

RESOLUTION NO. P.C. 522-12

Adopting Site Plan Review Application #408-12 of Bob Thompson, TVA Architects to gain approval to construct a new Oregon Army National Guard Readiness Center and Columbia Gorge Community College Workforce Training Facility. Property is located at 400 E. Scenic Drive, The Dalles, Oregon, and is further described as 1N 13E 9 Tax Lot 100. Property is zoned "RL/CFO"- Residential Low Density/Community Facilities Overlay Districts.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on May 17, 2012 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 Site Plan Review #408-12 and the minutes of the May 17, 2012 Planning Commission meeting, upon approval, provides 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.
SPR #408-12 is hereby approved with the following conditions of approval:
 - 1. All development shall be in accordance with the Land Use and Development Ordinance 98-1222. The LUDO is on line at www.ci.the-dalles.or.us under Public Documents.
 - 2. A total of 86 automobile parking spaces and nine bicycle racks with a total of 18 bicycle spaces be provided.
 - 3. A photoelectric plan for the parking area, meeting the requirements of LUDO 7030.120, shall be provided at the time of the building permit submission.
 - 4. Applicant shall complete and submit a Wastewater Survey Questionnaire.
 - 5. Landscaping as shown on the submitted plans is sufficient.
 - 6. Storm water must be piped into the public system or otherwise disposed of. Use of a bio-swale in lieu of connection to the public storm system will need engineering to show system will function properly and that no adverse effects to the geo-hazard area will result. Any disposal of storm water will require the approval of the City Engineer.
 - 7. Sanitary sewer connections acceptable to the City Engineer must be shown on building permit plans.
 - 8. City will require a 15 foot easement centered over the relocated water line.
 - 9. The height of the building is approved as shown on the submitted plans.
 - 10. A Physical Constraints Permit is required for over 50 cubic yards of cut and/or fill material. If over 250 cubic yards, engineered plans are required. If over one acre of ground is disturbed, a 1200c permit through DEQ is required. A Physical Constraints Permit application must show both runoff and dust control.
 - 11. The hours of operation for non-military uses of the Readiness Center shall be subject to the following time restrictions: For Sunday through Thursday, such uses shall be ended as of 10:00 PM, and for Friday and Saturday such uses shall be ended as of 11:00 PM.
 - 12. Except as modified by this decision, the conditions of approval for CUP 136-05 and CUP 165-11 remain in effect.

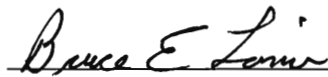
13. A detailed evaluation of site access and internal circulation for large military vehicles.

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 17th DAY OF MAY, 2012.



Bruce Lavier, Chairman
Planning Commission

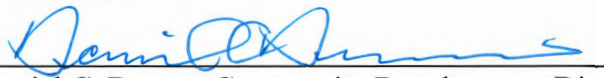
I, Dan Durow, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 17th day of May, 2012.

AYES: Lavier, Poppoff, Zingg, Stiles, Whitehouse

NAYS: None

ABSENT: Zukin

ABSTAIN: None

ATTEST: 

Daniel C. Durow, Community Development Director
City of The Dalles