

RESOLUTION NO. P.C. 479-08

Adopting Conditional Use Permit #149-08 of US Department of Veterans Affairs to construct a 1200+ square foot detached outpatient clinic. Property is located at 700 Veterans Drive and is currently developed with the Veterans Home. The property is further described as 1N 14E 6 tax lot 400. Property is zoned "RL" – Low Density Residential.

I. RECITALS:

- A.** The Planning Commission of the City of The Dalles has on August 7, 2008 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 149-08 and the minutes of the August 7, 2008 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.
- B.** Conditional Use Permit 149-08 is hereby approved with the following conditions:

CONDITIONS OF APPROVAL:

1. Any improvements must be completed in accordance with Land Use and Development Ordinance 98-1222.
2. This addition requires 6 parking spaces and one bicycle space. The original CUP 84-94 required 76 automobile spaces. Based on the original approval, the total required will be 82 automobile spaces. The applicant can review existing parking to determine if an adequate number of parking spaces already exist. There are sufficient handicapped spaces to meet current requirements.
3. If additional parking spaces are required, the construction must meet LUDO requirements for surface parking lots.
4. Whether or not additional parking spaces are required or constructed, all areas that are being used for parking must be developed to code requirements or barricaded to exclude use by vehicles for parking or maneuvering.
5. A Knox Box will be required. Contact Fire Marshal at 541-298-8830 for more information.
6. A cut and fill permit is required for all cuts/fills that exceed 50 cubic yards. Those over 250 cubic yards require engineered plans.


7. A five foot public utility easement adjacent to all rights of way will be required if not already present.
8. A building permit will be required. System Development Charges will be reviewed at that time.

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 AUGUST 2008


~~Bruce Lavier, Chairman~~ Ron Ahlberg, vice-chair
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 7th of August 2008.

AYES: Ahlberg, Wilcox, Hoey, Hiser

NAYS: None

ABSENT: Lavier, Zukin, Poppoff

ABSTAIN: None

ATTEST:



Dan Durow, Community Development Director
City of The Dalles