

## **RESOLUTION NO. P.C. 477-08**

Adopting Conditional Use Permit #148-08 of North Wasco County School District #21 to install new grandstands with a press box on top. Property is located at E 12<sup>th</sup> St and Quinton and is further described as 1N 13E 2CC tax lot 1700. Property is zoned "RH" – High/Medium Density Residential with a "CFO" – Community Facility Overlay.

### **I. RECITALS:**

- A.** The Planning Commission of the City of The Dalles has on June 19, 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 148-08 and the minutes of the June 19, 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 148-08 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. Recommend parking area to be improved with paving and drainage including an oil/water separator and ADA parking.
3. Any improvements to the parking area must meet LUDO requirements for surface parking lots.
4. A cut and fill permit is required for all cuts/fills that exceed 50 cubic yards. Those over 250 cubic yards require engineered plans.
5. A building permit will be required.
6. The height limitation for the press box is raised to 35 feet.


### **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 19<sup>th</sup> DAY OF JUNE 2008

  
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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 19<sup>th</sup> of June 2008.

AYES: *Wilcox, Lavier, Poppoff, Ahlberg*

NAYS: *None*

ABSENT: *Hiser, Zukin, Hoey*

ABSTAIN: *NONE*

ATTEST:

  
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Dan Durow, Community Development Director  
City of The Dalles