

RESOLUTION NO. P.C. 475-08

Adopting Conditional Use Permit # 146-08 of North Wasco County School District #21 to install two modular buildings south of the existing Chenoweth Elementary School gymnasium. Property is located at 922 Chenoweth Loop and is further described as 2N 13E 29C tax lot 400. Property is zoned "RL" – Low Density Residential with a "CFO" – Community Facility Overlay.

I. RECITALS:

- A.** The Planning Commission of the City of The Dalles has on June 5, 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 146-08 and the minutes of the June 5, 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 146-08 is hereby approved with the following conditions:

CONDITIONS OF APPROVAL:

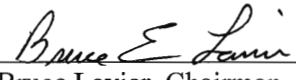
1. Any improvements must be completed in accordance with Land Use and Development Ordinance 98-1222.
2. Applicant needs to show that the number of existing parking spaces meets code requirements. For elementary schools the minimum number of automobile parking spaces is 1.5 spaces per classroom.
3. If additional parking spaces are required, the construction must meet LUDO requirements for surface parking lots.
4. Applicant to provide a 15 foot easement to the City for the existing sewer line that runs across the property.
5. Applicant will meet Fire Marshal requirements for vehicle turn around, additional stairs on the proposed ramp, and an additional Knox box placed in a location acceptable to the Fire Marshal.
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. Building permits will be required for each structure. System Development Charges will be assessed at that time.
8. Applicant will install wheel stops or some similar device to prevent vehicles from encroaching into the area which measures from the front of the parked vehicles to the edge of Chenoweth Loop Road, effectively allowing for a minimum four foot area for pedestrian use.

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 5th DAY OF JUNE 2008


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 5th of June 2008.

AYES: *Ahlberg, Lavier, Wilcox, Zukin, Hoey*

NAYS: *None*

ABSENT: *Hiser, Poppoff*

ABSTAIN: *None*

ATTEST:


Dan Durow, Community Development Director
City of The Dalles