

RESOLUTION NO. P.C. 471-08

Adopting Conditional Use Permit # 144-08 of Northern Wasco County P.U.D. to add a larger community room, additional office space, and construct a new covered garage at 2345 River Rd. and is further described as 2N 13E 33A tax lots 301. Property is zoned "CR" – Commercial Recreational.

I. RECITALS:

- A.** The Planning Commission of the City of The Dalles has on March 20, 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 144-08 and the minutes of the March 20, 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 144-08 is hereby approved with the following conditions:

CONDITIONS OF APPROVAL:

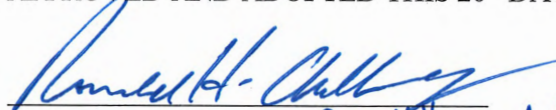
1. Any improvements must be completed in accordance with Land Use and Development Ordinance 98-1222.
2. Maximum lot coverage for this zone is 60% counting all impervious surfaces. Applicant will need to confirm that lot coverage is within the 60% limitation.
3. System Development Charges for the additions will be reviewed at time of application for building permits.
4. An oil/water separator design and maintenance schedule for all parking areas that exceed 10,000 square feet shall be submitted for approval by the City Engineer during the building permit process.
5. Required landscaping equal to 15% of the first floor area for all structures will be reviewed at the building permit stage.
6. At the time of application for a building permit, a site plan will be required showing the lot coverage, landscaping, oil/water separator with documents, and site lighting.
7. Irrigation systems will need backflow devices.
8. A physical constraints permit is required on all excavations/fills that exceed 50 cubic yards. If the excavations/fills exceed 250 cubic yards, plans will need to be completed by a licensed engineer.
9. The new addition will be sprinklered.
10. The existing Fire Department Connection will need to be relocated. Contact the Fire Marshal for possible locations.
11. A person door will be required at the rear of the building at the farthest northwest corner for emergency access.

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 20th DAY OF MARCH 2008


Bruce Lavier, Chairman Ron Ahlberg, Acting 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 20th of March 2008.

AYES: WILCOX, POPPOFF, HISER, AHLBERG, ZUKIN

NAYS: NONE

ABSENT: BRYANT

ABSTAIN: LAVIER

ATTEST:


Dan Durow, Community Development Director
City of The Dalles