

RESOLUTION NO. P.C. 469-07

Adopting Conditional Use Permit # 142-07 of Flagstone Assisted Living to site and construct a three story, 18,768 square foot building for 17 senior independent living units. The property is located at 3325 Columbia View Drive and is further described as 1N 13E 1AC tax lots 500. Property is split zoned "RH" – Residential High Medium Density with a NC – Neighborhood Facility Overlay.

I. RECITALS:

- A.** The Planning Commission of the City of The Dalles has on November 1, 2007 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 142-07 and the minutes of the November 1, 2007 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 142-07 is hereby approved with the following conditions:

CONDITIONS OF APPROVAL:


1. Additional signs are to be applied for under a separate permit process.
2. Detailed construction/building plans for the proposed development will be required to be reviewed and approved by the City Engineer per established standards.
3. A detailed site lighting/photometric plan shall be submitted and approved prior to the issuance of building permits. The plan shall demonstrate that the maximum illumination at the property line will not exceed an average horizontal foot candle of 0.3 for non-cut-off lights and 1.0 for cut-off lights.
4. Prior to the issuance of a building permit, the applicant shall submit a completed Wastewater Survey Questionnaire to the City Planning Department.
5. Any activity that produces radio or television interference, noise, glare, dust or particulate matter, vibration, smoke or odor beyond the site, or beyond allowable levels as determined by local, state, and federal standards shall not be allowed.
6. A detailed landscape plan will be required to be submitted prior to issuance of a building permit. Details of the irrigation system with a backflow prevention device will need to be shown on a revised site plan. The backflow prevention device will need to be permitted through the City of The Dalles.
7. Sidewalks will be required to be installed up to the corner of Columbia View Drive and Summit Ridge. A sidewalk/approach permit will be required.
8. Detailed elevation plans will need to be included with the building permit application to ensure all design guidelines are met.

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 1st DAY OF NOVEMBER 2007



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 1ST of November 2007.

AYES: Lavier, Hiser, Zukin, Wilcox

NAYS: Poppoff, Bryant

ABSENT: Ahlberg

ABSTAIN: None

ATTEST:



Dan Durow, Community Development Director
City of The Dalles