

RESOLUTION NO. P.C. 466-07

Adopting Conditional Use Permit # 139-07 of Solid Rock Community Church to add two manufactured homes for residential purposes to the existing church site. The property is located at 2308 E. 12th Street and is further described as 1N 13E 2 DC tax lots 5700. Property is zoned "RH" – Residential High Medium Density with a CFO – Community Facility Overlay.

I. RECITALS:

- A.** The Planning Commission of the City of The Dalles has on May 17, 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 139-07 and the minutes of the May 17, 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 139-07 is hereby approved with the following conditions:

CONDITIONS OF APPROVAL:

1. All development to be completed according to the provisions of the Land Use and Development Ordinance 98-1222, and this approval. The LUDO can be viewed on line at **www.ci.the-dalles.or.us**.
2. The following plans to be reviewed and approved prior to building permit approval, or work commencing:
 - a. Any new or expanded curb cut along E. 13th Street
 - b. Cut and Fill Permit as required by 8.050.040
3. Convert one existing or new space to a van accessible parking space.
4. Install a new water line and a new sanitary sewer line for the residences.
5. If existing gravel drive on E. 13th is used for access to residential units, the access way will be paved to the farthest building.
6. Install hard surface walkway from parking area to each new building.
7. These new buildings are for residential use, smoke alarms will be required. Contact Fire Marshal at 298-8830 for additional information.
8. Meet all the requirements for a building permit for each of the buildings.

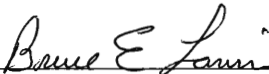
III. APPEALS, COMPLIANCE, AND PENALTIES

- 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 17th DAY OF MAY 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 17th of May 2007.

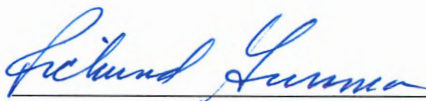
AYES: *Lavier, Wilcox, Wixon, Poppoff, Bryant*

NAYS: *AHLBERG, Hiser*

ABSENT:

ABSTAIN:

ATTEST:



Richard Gaseman, Senior Planner for
Dan Durow, Community Development Director
City of The Dalles