

**RESOLUTION NO. P.C. 458-06**  
**ADOPTING ADJ 06-001 OF DAN DELZER FOR A REDUCED**  
**SETBACK THAT WILL ALLOW FOR REPLACEMENT AND**  
**ENLARGEMENT OF A DILAPIDATED GARAGE.**

**RECITALS:**

- A.** The Planning Commission of the City of The Dalles has on March 2, 2006 conducted a public hearing to consider the above request for property located at 1217 E. 12<sup>th</sup> Street that is further described as 1N 13E 3 DC tax lot 7200. Property is zoned "RH" – Residential High-Medium Density. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- B.** Staff's report of ADJ 06-001 and the minutes of the March 2, 2006 Planning Commission meetings, upon approval, provide 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.** Adjustment 06-001 is hereby approved with the following conditions:

1. The applicant will obtain a sidewalk and approach permit for construction of the driveway as part of the building permit process.
2. The driveway and approach will be paved and meet all other City standards.
3. The new structure will meet minimum setbacks for the side and rear yards. The applicant can build within three feet of the rear yard if no closer than five feet to the side yard.
4. The new structure will be no closer than 10 feet from the front property line.
5. Except as modified by this decision, all development must be completed in accordance with Land Use and Development Ordinance 98-1222.

**2. 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 2<sup>nd</sup> DAY OF MARCH 2006



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 2<sup>nd</sup> of March 2006.

AYES: Lavier, Bryant, Ahlberg, Wixon, Wilcox

NAYS: NONE

ABSENT: Poppoff, Hiser

ABSTAIN: NONE

ATTEST:



Dan Durow, Community Development Director  
City of The Dalles