

RESOLUTION NO. P.C. 455-06
ADOPTING CUP 136-05 OF COLUMBIA GORGE COMMUNITY COLLEGE
TO MAKE EXTENSIVE CHANGES TO THE INFRASTRUCTURE, PARKING AREAS,
AND BUILDINGS AT THE COMMUNITY COLLEGE SITE.

RECITALS:

- A.** The Planning Commission of the City of The Dalles has on January 5, 2006 conducted a public hearing to consider the above request for property located at 400 E. Scenic Drive and further described as 1N 13E 9, tax lot 100. Property is zoned "RL" – Residential Low Density.
- B.** A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C.** Staff's report of CUP 136-05 and the minutes of the January 5, 2006 Planning Commission meeting, 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.** Conditional Use Permit 136-05 is hereby approved with the following conditions:


1. All development must be completed in accordance with Land Use and Development Ordinance 98-1222.
2. Detailed plans for buildings and other site improvements will require site plan review approval.
3. Detailed plans consistent with the master plan can be handled administratively at the staff level.
4. Parking must meet requirements of Chapter 7 of the LUDO. Minimum parking spaces are based on a ratio of 2 parking spaces per 1,000 square feet of floor area, excluding residential facilities.
5. Parking areas must provide Landscaping as regulated by section 7.030.040.
6. Property is in geohazard zone A2. A geohazard report will be required for any new construction.
7. City will need easements for any public utilities located on site.
8. Power lines will have to be relocated. Check with PUD for coordination.
9. Height for buildings shall not be limited to 30 feet but will not exceed the height of existing buildings.
10. Any application for proposed structures or infrastructure east of the two roundabouts will be required to come back to the Planning Commission for public hearing, with the exception of the proposed pump house.

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 5th DAY OF JANUARY 2006



Bruce Lavier, Chairman
Planning Commission

I, Gene Parker, City Attorney 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 January 2006.

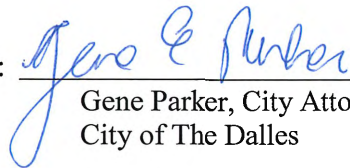
AYES: *LAVIER, AHLBERG, POPPOFF, BRYANT, WIXON, WILCOX, HISER*

NAYS: *NONE*

ABSENT: *NONE*

ABSTAIN: *NONE*

ATTEST:



Gene Parker, City Attorney
City of The Dalles