

RESOLUTION NO. P.C. 447-05
APPROVING CONDITIONAL USE PERMIT # 132-05 OF JEFFREY HUGHES TO CONVERT
A RESIDENCE INTO A DEPT. OF HUMAN SERVICES VISITATION HOME FOR PARENTS
WITH CHILDREN IN FOSTER CARE. THE PROPERTY IS LOCATED AT 415 W. 8TH IN THE
RESIDENTIAL HIGH MEDIUM DENSITY DISTRICT.

RECITALS:

- A.** The Planning Commission of the City of The Dalles has on July 7, and July 21, 2005 conducted a public hearing to consider the above request for property located at 415 W. 8th Street and further described as 1N 13E 4AD tax lot 7200. Property is zoned "RH" – Residential High Medium Density.
- B.** A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C.** The record was kept open for seven days, until July 14, 2005 at 5 p.m.
- D.** Staff's report of CUP 132-05 and the minutes of the July 7, and July 21, 2005 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 Application 132-05 is hereby approved with the following conditions:
 1. Use best management practices to preserve the maple tree adjacent to the parking area.
 2. Provide one van accessible handicap parking space, with marking and signage.
 3. Provide a total of four off street parking spaces.
 4. Parking area must be paved and each parking space marked.
 5. City reserves the right to require paving of alley if use generates complaints about excessive dust.
 6. All development must be completed in accordance with Land Use and Development Ordinance 98-1222.
 7. Applicant should explore the creation of a hard surface path from the street to the handicap accessible entry.

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 21st DAY OF JULY 2005.



Bruce Lavier, Chairman
Planning Commission

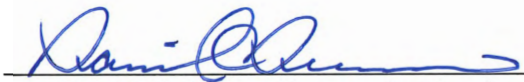
I, Daniel C. Durow, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 21st day of July 2005.

AYES: Lavier, Bryant, Thomas, Ahlberg, Poppoff, Wilcox, Wixon

NAYS:

ABSENT:

ABSTAIN:

ATTEST: 

Daniel C. Durow, Community Development Director
City of The Dalles