

RESOLUTION NO. P.C. 428-01

APPROVING CONDITIONAL USE PERMIT 125-01 TO APPLY A COMMUNITY FACILITY OVERLAY DISTRICT TO THE EXISTING UNDERLYING ZONE FOR THE DALLES EVANGELICAL CHURCH TO BUILD A CONCRETE RECREATION SLAB

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on December 6, 2001 conducted a public hearing to consider the above request for property located at 1001 East 12th Street, described as Township 1 North, Range 13 East, Map 3dC, Tax Lot 6100.
- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staffs report of Conditional Use Permit 125-01, and the minutes of the December 6th, 2001 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 125-01 is hereby approved with the following conditions:
 - 1. The site plan shall be modified to show the exact location of the fence. The fence must meet setback, height, and vision clearance requirements for this zone.
 - 2. Outside lighting must be properly shielded to prevent glare on neighboring properties and shall be controlled with a timer.
 - 3. Hours of operation shall be those as specified by the applicant from 8:00 a.m. to 10:00 p.m. Outside lighting shall be on timers to coincide with hours of operation. The gates shall be locked during periods of closure. The church shall be responsible in monitoring the hours of operation.
 - 4. A drainage plan to provide on-site containment of storm water run-off shall be prepared and submitted to City Engineer for approval.

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 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 6th DAY OF DECEMBER 2001.



Bruce Lavier, Chairman
Planning Commission

I, Daniel C. Durow, Director, Community Development Department of 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 6th day of December 2001.

AYES: Lavier, Thomas, Poppoff, Ahlberg

NOES: Bryant

ABSENT: None

ABSTAIN: None

ATTEST: 

Daniel C. Durow, City of The Dalles