

**RESOLUTION NO. P.C. 421-01  
APPROVING CONDITIONAL USE PERMIT 121-01 FOR THE DALLES SCHOOL  
DISTRICT NUMBER 12 TO REMODEL AND USE EXISTING BUILDING AS  
CLASSROOMS FOR THE DALLES MIDDLE SCHOOL STUDENTS DURING  
CONSTRUCTION OF THE NEW MIDDLE SCHOOL; APPROVAL CREATES A  
COMMUNITY FACILITY OVERLAY ZONE.**

**I. RECITALS:**

- A.** The Planning Commission of the City of The Dalles has on August 2, 2001 conducted a public hearing to consider the above request for property located at 1620 E. 12<sup>th</sup> Street, described as Township 1 North, Range 13 East, Map 2CC, Tax Lot 10700.
- 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 121-01 and the minutes of the August 2, 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:

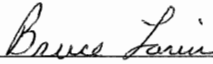
- A.** In all respects as set forth in Recitals, Part "I" of this resolution.
- B.** Conditional Use Permit 121-01 is hereby approved with the following conditions:
  - 1. This Conditional Use Permit is granted for 24 months from the date of approval, giving adequate time to complete the new Middle School.
  - 2. The final site plan will need to be modified to include two handicap parking spaces, and ten bicycle spaces.
  - 3. All driveway apron and ramp accessing Dry Hollow Road be removed and curb, gutter, and new sidewalk be constructed per City standards.
  - 4. The applicant shall retain a qualified traffic engineer to conduct a traffic analysis to determine whether school speed zones (20 mph) should be established and marked on Dry Hollow and East 12<sup>th</sup> Streets. If required, the applicant shall be responsible to request the placement of a school zone through the City approval process. The applicant shall be responsible for the purchase and placement of signs and their subsequent removal when no longer needed.
  - 5. The applicant shall plant lawn or low growing landscaping in the planter strip along Dry Hollow and maintain that lawn or landscaping for two years.

### 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 2<sup>nd</sup> DAY OF AUGUST 2001.

  
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Bruce Lavier, Chairman  
Planning Commission

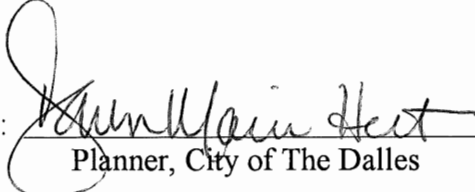
I, Dawn Marie Hert, Planner of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 2<sup>nd</sup> day of August 2001.

AYES: Lavier, Bryant, Thomas, Poppoff, Ahlberg

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:   
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Planner, City of The Dalles