

RESOLUTION NO. P.C. 414-00

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
THE DALLES, OREGON, RECOMMENDING APPROVAL OF
CONDITIONAL USE PERMIT 116-00 OF BETHANY LUTHERAN
EVANGELICAL CHURCH TO CONSTRUCT AN ADDITION TO AN
EXISTING CHURCH AT 2323 East 12th**

I. RECITALS:

- A.** The Planning Commission of the City of The Dalles has, February 3rd, 2000, conducted a public hearing to consider the above request for property located at 2323 East 12th Street, property is described as 1N 13E 2DC, tax lot 2900.
- B.** A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- B.** Staff Report of Conditional Use Permit 116-00 and the minutes of the February 3rd, 2000 Planning Commission meeting upon approval, provide the basis for this resolution and are herein attached 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 116-00 is hereby approved with the following conditions:
 - 1. Proposed lighting will not shine onto adjacent properties.
 - 2. Proposed development plans will be reviewed and approved by the City Engineer per established standards.
 - 3. Signs will be applied for under a separate permit.
 - 4. ADA access must be provided to the public right-of-way.

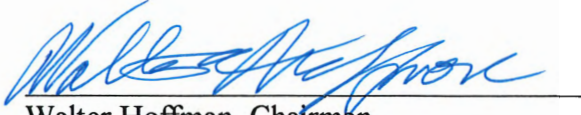
5. Previous conditions of approval must be met prior to making application for a building permit.
6. Additional buffering for parking area to include 3-4 foot height evergreen shrubs adjacent to east edge of outdoor parking area with the exception of any space required for the vision clearance triangle.
7. Installation of the sidewalk, curb, gutter and catch basin shall be in accordance with the Deferred Improvement Agreement which shall be executed by the City and the applicant.
8. Remove eastern-most curb cut on 12th and replace with appropriate curb.
9. Cut and fill permit required and must show erosion control measures adequate for this development.
10. Exposed soil must be re-vegetated to provide for storm runoff control and aesthetics.
11. All fill must meet established compaction standards.
12. Cut and fill permit required and must show erosion control measures adequate for this development.
13. No kitchenette facilities allowed.

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 City Clerk with in 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 \$2,500.00 per day for the violation period and/or imprisonment in the County jail for a term not to exceed one (1) year.

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 3rd DAY OF FEBRUARY, 2000.



Walter Hoffman, Chairman
Planning Commission

I, Bob Paul, Secretary to the Planning Commission 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 3rd day of February, 2000.

AYES: Hoffman, Payne, Peters, Wilson, Mouser, Coggins

NOES:

ABSENT: Lavier

ABSTAIN:

ATTEST:



Secretary, Planning Commission