

RESOLUTION NO. P.C. 408-98
APPROVING CONDITIONAL USE PERMIT 110-98 OF SENIOR HOUSING NW, LLC
TO SITE AND CONSTRUCT AN ASSISTED LIVING FACILITY OF 36 UNITS
(PHASE I) AND AN ADDITIONAL 16 UNITS (PHASE II) .

I. RECITALS:

A. The Planning Commission of the City of The Dalles has, December 17th, 1998, conducted a public hearing to consider the above request for property located at the corner of West 10th Street and Cherry Heights Road, and is described as Township 1 North, Range 13 East, Section 4, tax lot 102.

B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.

C. Staff Report of Conditional Use Permit 110-98 and the minutes of the December 17th, 1998 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 110-98 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. Landscaping standards must be met. This includes addressing both landscaping used as screening/buffering and landscaping used to meet the building square footage requirement with detailed species list and size at planting information.
 5. All concept site plan approval conditions must be addressed on a revised site plan prior to building permit application.
 6. Fire department standards must be met.

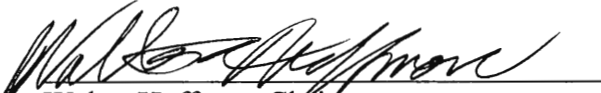
7. Approval of this conditional use permit is limited to this assisted senior living use. Changes of use will require review as per established ordinance.
8. Sanitary and Storm service laterals must connect directly into City lines and not manholes.

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.

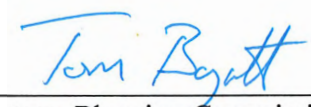
The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 17th DAY OF DECEMBER, 1998.


Walter Hoffman, Chairman
Planning Commission

I, Tom Boyatt, 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 17th day of December, 1998.

AYES: Hoffman, Lavier, Payne, Wilson, Peters
NOES: Moser
ABSENT: Coggins
ABSTAIN:

ATTEST: 
Secretary, Planning Commission