

RESOLUTION NO. P.C. 403-98
APPROVING CONDITIONAL USE PERMIT 107-98 OF BETHANY EVANGELICAL
CHURCH TO SITE AND CONSTRUCT A NEW SANCTUARY BUILDING.

I. RECITALS:

- A.** The Planning Commission of the City of The Dalles has, August 20th, 1998, conducted a public hearing to consider the above request for property located at 2323 East 12th Street, described as Township 1 North, Range 13 East, Section 2DC, tax lots 2900, 3000, 3100, and 3200.
- 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 107-98 and the minutes of the August 20th, 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 107-98 is hereby approved with the following conditions:
1. Signs will be applied for under a separate permit process.
 2. Property is consolidated into one tax lot.
 3. Handicap parking and pedestrian/ADA access from sidewalk must be designed and installed to Oregon ADA and City of The Dalles standards.
 4. Wheel stops are installed in existing parking lot.
 5. Building height of less than 35 feet is specified on final site plan.
 6. Landscape details shall be specified on the final site plan, indicating irrigation.
 7. Deed recorded waiver of remonstrance for future street improvements along Thompson Street, for the length of the site, to include curb, gutter, sidewalk, storm, sanitary and street shall be required.

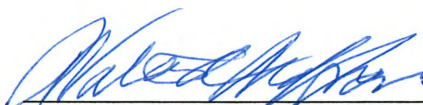
8. The City engineering department shall review and approve the construction detail plan prior to building permit application. The plans must conform to APWA standards as adopted by the City, and City of The Dalles standards. Infrastructure plans showing water, sewer, and storm sewer details shall be approved by the City Engineer.
9. Three copies of a final site plan, indicating all approved conditions, shall be submitted to the Planning Department prior to building permit application.
10. Conditions 2, 3, 4, and 7 must be met prior to building permit approval for the Church building.
11. Exterior lighting must not shine on adjacent properties or create a traffic hazard.
12. Remove second easterly existing drive cut and replace with sidewalk and curb in accordance with APWA standards.
13. Install ADA ramp in sidewalk on 12th Street at Northeast corner of Thompson and 12th streets.

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 36 of the Zoning 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 20th DAY OF AUGUST, 1998.



Walter Hoffman, Vice-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 20th day of August, 1998.

AYES: Hoffman, Wilson, Lavier, Payne, Moser, Peters, Coggins

NOES:

ABSENT:

ABSTAIN:

ATTEST: 
Secretary, Planning Commission