

RESOLUTION NO. P.C. 388-97  
APPROVING CONDITIONAL USE PERMIT 104-97  
OF MID-COLUMBIA FIRE AND RESCUE FOR CONSTRUCTION  
OF CENTRAL FIRE STATION, WITH ADJOINING LAND FOR  
FUTURE DEVELOPMENT AS A TRAINING AREA.

**I. RECITALS:**

- A. The Planning Commission of the City of The Dalles has, November 20, 1997, conducted a public hearing to consider the above request for property located at 8th and Webber Streets, described as Township 1 North, Range 13 East, Section 4, tax lot 100.
- 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 104-97 and the minutes of the November 20, 1997, 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 104-97 is hereby approved with the following conditions:
  - 1. Upon request of the City, the Mid-Columbia Fire and Rescue District be required to do a traffic analysis as to the necessity of placing fire traffic signals at the exit onto Webber and the intersection of West 8th and Webber.
  - 2. A written agreement from adjacent property owner allowing use of storm drain on 8th Street shall be required. The option is to pump storm water to Webber street, a non-remonstrance agreement for future street and utility

improvements shall also be required.

3. Install City standard ADA ramp on corner of 8th and Webber.
4. Sidewalk by-passes will be required, with a minimum 4 feet at each entrance in accordance with City standards.
5. 5 foot sidewalk on the north and west frontages shall be required; with 6" separate curb - and a cold joint between the curb and sidewalk. Street trees if required can be put on backside of sidewalk.
6. Indicate water and sewer service size; location and grades on construction plan submission.
7. A separate fire service line for sprinklers, unmetered, will be allowed and charged 1 SDC.
8. Future development will require additional fire hydrants, but minimum required are in place.
9. A van accessible ADA parking space in the employee parking lot must be provided because it is separated from the other parking.
10. (a) Street lights in accordance with City/PUD standards for collector (Webber Street) will be required.  
(b) Standard 200 watt street lights, with standard spacing will be required on Webber.
11. Perimeter curb required in all parking areas.
12. There must be alarm devices to warn vehicles and pedestrians of emergency vehicle entrance onto street. (Visible and audible warnings in accordance with ADA).
13. Non-remonstrance agreement for future street improvements which are immediately adjacent to property be required.


## **II. 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 NOVEMBER, 1997.



Thomas Quinn, Chairman  
Planning Commission

I, Dan Durow, 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 November, 1997.

AYES: Quinn, Lavier, Wilson, Barrett

NOES:

ABSENT:

ABSTAIN: Peters, Hoffman, Coggins

ATTEST:   
Secretary, Planning Commission