

**RESOLUTION NO. P.C. 342-96
APPROVING CONDITIONAL USE PERMIT NO. 92-96
THE ORIGINAL COURTHOUSE PRESERVATION COMMITTEE TO
RELOCATE THE ORIGINAL WASCO COUNTY COURTHOUSE TO
410 WEST 2ND PLACE**

I. RECITALS:

A. The Planning Commission of the City of The Dalles has, on this day, conducted a public hearing to consider the above request for use of property located at 410 West 2nd Place, described as MAP 1N-13-3BB TAX LOT 1300.

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

C. Staff Report Conditional Use Permit No. 92-96 and the minutes of the February 1, 1996, 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 is hereby adopted.

B. Conditional Use Permit No. 92-96 is hereby approved with the following conditions:

1. A detailed parking and traffic control plan, both on and off site, must be submitted and approved by the Commission.

2. All requirements of the State Building Codes Office including ADA standards, Wasco Rural Fire Department, and the City Utilities Department shall be met prior to operation.

3. A detailed landscaping plan shall be submitted. The landscaping shall be maintained to buffer the site from adjacent residential properties.

4. Any future lighting shall be arranged to direct light away from adjoining properties.

5. Any future signs require a separate sign permit.

6. A curb ramp shall be installed in front of the lot between the curb and sidewalk.

7. A five foot front yard setback variance is permitted.

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 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 \$2,500 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 1ST DAY OF FEBRUARY, 1996

Terry Turner Vice Chairman
Terry Turner, Chairman

I, Katie Skakel, 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 1st day of February, 1996.

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

ATTEST: *Katie Skakel* Secretary