

RESOLUTION NO. P.C. 340-96
APPROVING CONDITIONAL USE PERMIT NO. 91-95 OF THE DALLES
CHRISTIAN CENTER TO BUILD A 12,000 SQUARE FOOT MULTI-USE BUILDING
FOR SCHOOL AND CHURCH USE

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 3219 w. 10TH, described as MAP 2N-13-29 TAX LOT 500.

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.91-95 and the minutes of the JANUARY 4, 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.

B. Conditional Use Permit No. 91-95 is hereby approved with the following conditions:

1. All requirements of the City Utilities and County Fire Departments, and the Oregon State Building Codes Office shall be met.

2. All landscaping shall be completed prior to occupancy, and shall be maintained in a healthy state. An extension may be granted to complete landscaping due to onset of winter, in which case only a temporary occupancy can be granted. A landscape buffer shall be required to minimize noise potential.

3. Any future signs require a separate sign permit.

4. All requirements of Section 27, "Off-street Parking" shall be met, including drainage, curbs, landscaping, striping and lighting of the parking area.

5. A revised site plan including an acceptable drainage and landscaping plan shall be submitted by the applicant. The revised plans shall be submitted for review and approval by the appropriate City departments' prior to issuance of a building permit.

6. The applicant shall file a waiver of remonstrance for future street improvements, including curbs, sidewalks, water,

and sewer of the dedicated right of way from 10th street to the church facility.

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 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 4TH DAY OF JANUARY, 1996



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 4th day of January, 1996.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST: Katie Skakel Secretary