

RESOLUTION NO. P.C. 288-94  
APPROVING CONDITIONAL USE PERMIT NO. 83-94  
OF COLUMBIA GORGE COMMUNITY COLLEGE  
TO LOCATE A COLLEGE IN A RESIDENTIAL ZONE WITH A COMMUNITY  
FACILITIES OVERLAY

**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 400 East Scenic Drive and described as Township 1 North, Range 13 East, Section 9, tax lot 100.

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

C. Staff Report No. Conditional Use 83-94 and the minutes of the May 5, 1994, 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. 83-94 is hereby approved with the following conditions:

1. All local, state, federal, and ADA construction standards shall be met. Specific infrastructure connection plans are required for review and approval by the City's Public Works Department.
2. A lighting plan shall be submitted for the sports fields. All lighting shall be directed away from adjacent properties.
3. Crosswalks shall be signed and striped for all pedestrian and cycling paths that cross campus roads. Adequate bicycle parking shall be provided at major facilities, as appropriate. Campus roads shall be signed for "no parking" to keep fire lanes clear.

4. Applicant shall seek Fire Marshall and Parks and Recreation District approval of the construction method and placement of the gated emergency access lane connecting to the Sorosis Park access road.
5. The parking lots shall be developed in accordance with the Section 27 design standards, including space dimensions, curbing, drainage, lighting, and landscaping.
6. The college shall develop additional parking areas shown on the master plan commensurate with future buildings, in the amount determined by Section 27 of the Zoning Ordinance and with the approval of the Planning Director.
7. Uses permitted under Section 17.2 of the Zoning Ordinance may be approved by the Planning Director. A written description of the use, a map of its proposed location, and information as to occupancy, and if a business is college related, an explanation as to why the business is incidental and accessory to the use of the site as a college, shall be submitted to the Director for consideration prior to any such use of the property.
8. The college master plan is hereby granted for an indefinite period of time. Provided that all conditions are met, development may proceed according to the master plan. Changes to the master plan require approval of the Planning Commission.
9. The maximum building height on campus shall be 55 feet. Standard exceptions to building height limits given in the Zoning Ordinance are applicable.
10. A utility easement shall be granted to the City for maintenance of the 16" water main crossing the property.

### **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.

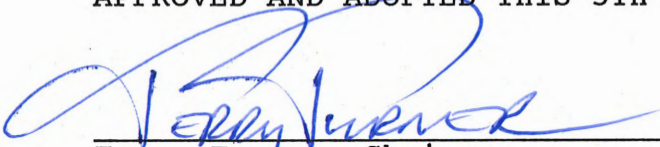
B. Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this permit.

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 5TH DAY OF MAY, 1994.

  
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Terry Turner, Chairman  
Planning Commission

I, Scott Keillor, 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 5th day of May, 1994.

AYES: Terry Turner, Michael Maier, David Peters and Thomas Quinn

NOES: None

ABSENT: Walt Hoffman, Ken Farner and Marianne Barrett

ABSTAIN: None

ATTEST:   
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Secretary, Planning Commission