

RESOLUTION NO. P.C. 269-93
APPROVING CONDITIONAL USE PERMIT 82-93 KINGDOM HALL OF JEHOVAH'S
WITNESSES TO CONSTRUCT A 5,000 SQUARE FOOT CHURCH WITH A "CF"
COMMUNITY FACILITIES SITE OVERLAY ZONE

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 2424 West 8th Street, described as T2N-R13E-32DB, tax lot 300.

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

C. Staff Report No. Conditional Use Permit 82-93 with the minutes of the November 18, 1993, 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. 82-93 is hereby recommended with the following conditions:

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

2. A landscaping and drainage plan shall be presented for City and County department approval prior to issuance of a building permit.

3. All landscaping shall be completed prior to final occupancy and shall be maintained in a healthy state.

4. The proposed sign must be applied for at the Planning Office.

5. Applicant shall sign an agreement for future street improvements to allow for street widening to meet City standards. Said agreement will insure applicant's

participation in an LID process, and shall be filed with the Wasco County Clerk prior to issuance of a building permit.

6. A sanitary sewer main extension in West 8th Street is required to be installed at the developer's expense. Plans and specifications shall be submitted for City and DEQ approval.

7. Applicant shall provide evidence that the capacity of the building does not exceed 296 seats, that the building height is under the 35' limit, and that the handicapped parking spaces will meet UBC standards.

8. Standard sidewalks shall be installed to meet the approval of the City Engineer. A paving permit is required for all surfacing work.

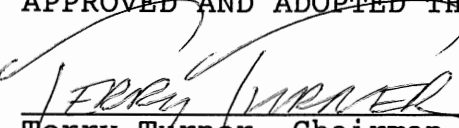
9. A revised Site Plan shall be presented for staff review prior to construction.

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 18TH DAY OF NOVEMBER, 1993.~~



Terry Turner, Chairman
Planning Commission

Resolution 269-93
Jehovahs Witnesses


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 18th day of November, 1993.

AYES: Terry Turner, Ken Farner, Walter Hoffman, Michael Maier, David Peters

NOES: None

ABSENT: Marianne Barrett and Rod Runyon

ABSTAIN:

ATTEST: 
Secretary, Planning Commission