

RESOLUTION NO. P.C. 234-93  
APPROVING CONDITIONAL USE PERMIT 77-93 OF  
MID-COLUMBIA COMMUNITY ACTION TO CONVERT A MOTEL  
FOR TRANSITIONAL HOUSING

**I. RECITALS:**

- A.** The Planning Commission of the City of The Dalles has on February 18th and February 22nd, conducted a public hearing to consider the above request for use of property located 1301 West 2nd Street, described as Township 2 North, Range 13 East, Section 33D, Tax Lot 1500.
- B.** A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C.** Staff Report No. CUP #77-93 and the minutes of February 22, 1993, 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.** The Planning Commission has determined that the proposed use of the property for transitional housing is similar to the former use as a hotel.
- C.** Conditional Use Permit 77-93 of the Mid-Columbia Community Action Council is hereby approved with the following conditions:
  - 1. All requirements of City departments and the Oregon State Building Codes Office shall be met. Connection to the city sanitary sewer line is required. Compliance with the Americans with Disabilities Act is the responsibility of the applicant.
  - 2. The applicant shall sign a future street improvement agreement to insure future participation in a Local Improvement District for all needed street improvements abutting the parcel, including street width, storm system, curbs, and sidewalks.
  - 3. A secure and screened trash containment area shall be developed according to the site plan.
  - 4. The parking lot shall be striped and improved according to the provisions of Section 27.

5. All lighting shall be directed on site and all future signs shall require a separate sign permit from the planning department.

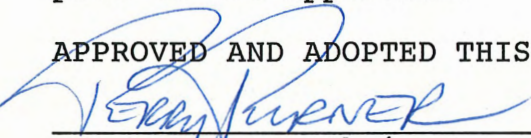
6. No outdoor storage is proposed or approved.

### 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) forthwith transmit a copy of said Resolution to City Council of the City of The Dalles; (c) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 22nd DAY OF FEBRUARY, 1993.

  
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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 special meeting of the City Planning Commission, held on the 22nd day of February, 1993.

AYES: Rod Runyon, Ken Farner, Terry Turner, Michael Maier

NOES: None

ABSENT: Carri Ramsey

ABSTAIN: Walter Hoffman

ATTEST:   
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Secretary, Planning Commission

RESOLUTION PC 234-93  
Mid-Columbia Community Action  
February 22, 1993