

RESOLUTION NO. P.C. 231-93
APPROVING CONDITIONAL USE PERMIT #76-93 OF RCM CONSTRUCTION
TO BUILD A MEDICAL OFFICE COMPLEX IN FIVE PHASES

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 on the North side of East 19th Street at dead end east of the hospital, described as Township 1 North, Range 13 East, Section 11BA: Tax Lot 3404.
- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report No. CUP 76-93 and the minutes of February 18, 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. CUP 76-93 is hereby approved with the following conditions:
 - 1. All requirements of the City Utilities, Streets, Planning, and Fire Departments, the County Health Department, and the Oregon State Building Codes Office shall be met.
 - 2. The approval is valid for phases I through III, provided that construction of phase III is commenced within five (5) years. No phase shall commence construction until the previous phase is in full compliance. Phases IV and V are conceptually accepted, but will require the submittal of a site plan review for consideration by the Commission, and must be approved prior to construction.
 - 3. Phase I shall commence within one (1) year and shall include placement of the proposed fire hydrant and the entire sidewalk fronting on East 19th Street to its current terminus.
 - 4. All landscaping and parking shall be completed per phase as appropriate for the building in light of the overall plan and shall not be dictated by the exact phase division lines. Delays in paving and landscaping may be approved by the Planning Director, weather permitting.

5. Detailed plans for "fixtures", parking lot drainage and all infrastructure shall be submitted to the Utilities and Streets Department for approval prior to construction.

6. A "community facilities" overlay designation shall be added to the official zoning map for the subject 1.95 acre site. Use of the buildings is limited by definition to "clinic" within the meaning of the ordinance.

7. During excavation and construction the following measures shall be taken to mitigate nuisances and protect against erosion:

- a) A water truck shall be used for dust control;
- b) protective "barriers" shall be used for excavation and/or blasting to avoid overburden spillage on the north slope and to protect the homes at the base of the slope; and
- c) all exposed slopes created by excavation shall be promptly reseeded or planted to control erosion. Measures shall be taken during the interim construction period to retain soils on site and avoid downslope movement during periods of rain or snow melt-off.

8. All lighting shall be arranged so as to direct light away from adjoining properties.

9. All signs shall require application and approval by the Planning Department prior to installation.

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.

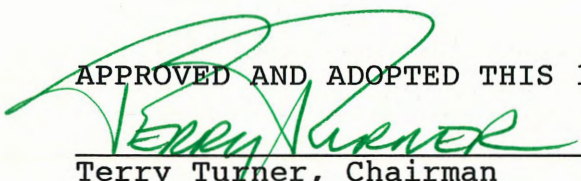
B. Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this permit.

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) 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 18TH DAY OF FEBRUARY 1993.



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 18th day of February 1993.

AYES: Ken Farner, Terry Turner, Michael Maier

NOES: Rod Runyon

ABSENT: Carri Ramsey, Walter Hoffman

ABSTAIN: None

ATTEST: 

Secretary, Planning Commission

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FEBRUARY 18, 1993