

**RESOLUTION NO. P.C. 216-92
APPROVING SITE PLAN REVIEW NO. 151-92
OF CALVARY BAPTIST CHURCH FOR A MAJOR AMENDMENT TO APPROVED
MASTER PLAN (SPR #56-86) TO ALTER SANCTUARY AND PARKING PLANS**

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: 3350 Columbia View Drive, described as Township 1N Range 13 East, Section 1, Tax Lot 3209.
- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report No. SPR 151-92 and the minutes of August 6, 1992, 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. Site Plan Review 151-92 is hereby approved with the following conditions:
 - 1. All City standards shall be met, including the installation of two addition fire hydrants: one on Columbia View Drive at the west driveway entrance, and one on Brentwood at the driveway entrance. All construction shall be under the UBC standards.
 - 2. Prior to any new construction, applicant shall install sidewalks on the Brentwood, Royal Crest, and Wasco Drive frontages. Disabled access ramps will be required at all intersections and all sidewalk construction must meet City standards.
 - 3. The provisions of Section 27, "Off-Street Parking" must be followed in the design of the parking lot. This will include parking lot lighting, perimeter curbs, striping, drainage, etc. The Oregon State Building Codes will require a third disabled parking space; all three must be signed with reference to the Oregon Revised Statutes. A revised parking lot and drainage plan shall be submitted to the Planning Department for review and approval prior to construction.

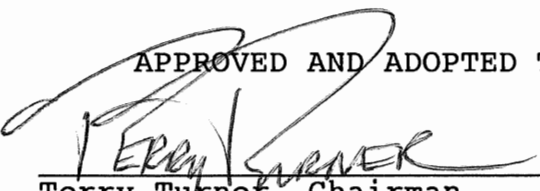
4. All lighting be arranged to direct light away from adjoining properties.
5. Landscape elements shall be used to help screen the parking area from adjacent properties and uses.
6. A sign permit will be required by the Planning Office prior to any future installation.
7. The Planning Department shall add a "CF" overlay designation for the site on the official zoning map.
8. A master plan narrative shall be submitted to the Planning Commission to explain the timing and method of improvements according to the master plan as amended.

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 6th DAY OF AUGUST, 1992.



Terry Turner, Chairman
Planning Commission

RESOLUTION PC 216-92
CALVARY BAPTIST CHURCH August 6, 1992

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 6th day of August, 1992.

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

NOES: None

ABSENT: Carol Cutler

ABSTAIN: Walter Hoffman

ATTEST: 
Secretary, Planning Commission