

RESOLUTION NO. P.C. 174-91

APPROVING CONDITIONAL USE PERMIT NO. 65-91
OF WILLIAM VAN NUYS FOR A "CF" COMMUNITY FACILITIES
SITE OVERLAY ZONE TO DEVELOP A GOLF DRIVING RANGE
ON 6.2 ACRES OF PROPERTY ZONED "CR" AND "CG"

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 described as:

335 Highway 197, described as Township 1 North, Range 13 East, Section 1, Tax Lot 200.

- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report No. CUP 65-91 and the minutes of June 20, 1991, 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. 65-91 is hereby approved with the following conditions:

1. A narrative to accompany the master site plan will be evaluated by staff and a recommendation presented at the hearing. Conditions may be added by the Planning Commission in response to the content of the narrative as it may effect the development plans.

2. The parking shall be paved, and a landscape plan submitted to show landscaping in an amount equal to 5% of the gross parking area to be provided and maintained to screen parking from adjacent uses. The landscape plan is subject to review and approval by the Planning Department. The paving shall be completed prior to operation; landscaping shall be implemented within three (3) months after the paving is completed.

3. All requirements of the City Utilities and Fire Departments shall be met. The Fire Marshal requires a hydrant be placed within 250' of the pro shop for fire protection.

4. The proposal will require approval from the Army Corps of Engineers, as fill is proposed within their flow easement (below 85' elevation). No fill shall be allowed within the flow easement without written confirmation of permit compliance from the Corps.

5. No wetlands shall be filled or disturbed by the development. The U.S. Fish and Wildlife "National Wetland Inventory" maps are available at the Planning Department, and shall be consulted by the developer. Identified wetlands within 300' of the development shall be documented on the site plan for protection. Written comments from the Oregon Department of Fish and Wildlife Department are expected to be received at the hearing, and may result in additional conditions if appropriate to further insure protection of wetlands, wildlife, or other identified resources.

6. All back slopes created along the perimeter of the range must be reseeded or landscaped within three (3) months of completion.

7. The 50' high protective mesh screen fence and supporting poles along the north boundary of the range shall be of a dark color to maintain visual harmony with the natural surroundings.

8. Any future lighting shall be arranged to direct light away from adjoining properties.

9. If signs are proposed in the future, sign permit application and review is required by the Planning Department. Any safety concerns will be addressed at that time.

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 20th DAY OF JUNE, 1991.



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 20th day of June, 1991.

AYES: Terry Turner, Steven Day, Ken Farner, Rod Runyon, Walter Hoffman and Carol Cutler

NOES: none

ABSENT: Carrie Ramsey

ABSTAIN: none

ATTEST: 

Secretary, Planning Commission