

RESOLUTION NO. P.C. 497-10

Adopting Conditional Use Permit Application #160-10 and Site Plan Review of Flagstone Assisted Living, LLC to construct a one story addition to the Alzheimer's wing. Property is located at 3325 Columbia View Drive and is further described as 1N 13E 1AC tax lot 500. Property is zoned "N/C" – Neighborhood Center Overlay.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on August 19, 2010 conducted a public hearing to consider the above request. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- B. Staff's report of Conditional Use Permit 160-10 and the minutes of the August 19, 2010 Planning Commission meeting, upon approval, provides the basis for this resolution and are incorporated herein 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 160-10 and a Site Plan Review are hereby approved with the following Conditions of Approval:

Conditional Use Permit:

1. Any improvements must be completed in accordance with Land Use and Development Ordinance 98-1222, as amended.
2. Provide six additional parking spaces.
3. Parking, driveways, and vehicular maneuvering areas must be paved.
4. A cut and fill permit is required for all cuts/fills that exceed 50 cubic yards. Those over 250 cubic yards require engineered plans.
5. Storm water disposal is required. Applicant may use the public system or dispose of it on site. Either arrangement will require approval from the City Engineer.
6. A minimal amount of lighting is required for security, subject to the restrictions in Section 3.050.040 C 2.
7. Approval of a site plan review application, per the provisions of LUDO Section 3.050.030 B 2.
8. The Applicant shall meet with residents on Summit Ridge Drive, and provide an opportunity for the residents to provide input concerning the proposed landscaping plan for the facility, including the size and type of materials to be used in the plan, and to provide input concerning exterior architectural features to be used in the design of the facility.

Site Plan Review

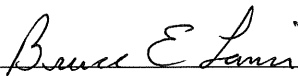
9. City Engineer approval is required for stormwater disposal.
10. If work is done in a public right of way, City Engineer approval is required.
11. Lighting must not directly illuminate adjoining properties, and must not produce glare on public right of way.

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 3.020.080 of the Land Use and Development Ordinance, and must be filed with the City Clerk within ten (10) days of the date of mailing of this 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 \$500.00 per day for the violation period; 3) a civil proceeding seeking injunctive relief.

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 19th DAY OF AUGUST 2010



Bruce Lavier, Chairman
Planning Commission

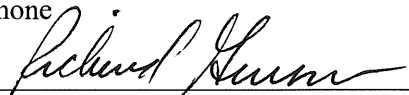
I, Richard Gassman, Senior Planner for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 19th of August 2010.

AYES: Lavier, Ahlberg, Poppoff, Zukin, Hoey, Bryant, Nelson

NAYS: none

ABSENT: none

ABSTAIN: none

ATTEST: 

Richard Gassman, Senior Planner
City of The Dalles