



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
FAX: (541) 298-5490
Community Development Dept.

AGENDA
CITY OF THE DALLES PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT SREET
THE DALLES, OREGON 97058
CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM

THURSDAY, MARCH 15, 2012
6:00 PM

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes: March 1, 2012
- V. Public Comment (Items not on the Agenda)
- VI. **Legislative Public Hearing**

APPLICATION NUMBER: ZOA 80-12, City of The Dalles; Request for approval to recommend to City Council to adopt General Ordinance No. 12-1319, amending Section 13.070.040(C) of General Ordinance No. 98-1222 concerning enforcement of provisions prohibiting placement of signs in the public right-of-way or on City-owned real property.

- VII. Resolutions
P.C. Resolution 519-12, City of The Dalles, Zoning Ordinance Amendment
- VIII. Staff Comments
- IX. Commissioner Comments/Questions
- X. Next scheduled meeting date: April 5, 2012
- XI. Adjournment

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, March 1, 2012

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room

CALL TO ORDER:

Chair Lavier called the meeting to order at 6:00 PM.

BOARD MEMBERS PRESENT:

Bruce Lavier, Mark Poppoff, John Nelson, Dennis Whitehouse

BOARD MEMBERS ABSENT:

Chris Zukin, Ron Ahlberg, Nan Wimmers

STAFF MEMBERS PRESENT:

City Attorney Gene Parker, Senior Planner Richard Gassman, and Administrative Secretary Carole Trautman

APPROVAL OF AGENDA:

It was moved by Whitehouse and seconded by Poppoff to approve the agenda as submitted. The motion carried unanimously; Zukin, Ahlberg and Wimmers were absent.

APPROVAL OF MINUTES:

Chair Lavier asked the Commissioners if there were any corrections to the minutes. Commissioner Nelson made the following comments:

- 1) Page 2, paragraph 2, first sentence – change “expire at any time” to “have a time limit.”
- 2) Page 3, paragraph 5, first sentence – change the word “with” to “which had”, and change the word “house” to “center.”
- 3) Page 4, paragraph 4, third sentence – Nelson asked for clarification on this sentence which indicated clinics had “moved out” of the building, because he understood it to be a new building. Nelson asked if there had been turnover in the building. Senior Planner Gassman said clarification could be given by the representative of the applicant during the public hearing portion of the meeting, and the clarification would be reflected in the meeting minutes.
- 4) Page 4, paragraph 6, sentence 3 – strike the seventh word, “asked.”

It was moved by Poppoff and seconded by Whitehouse to approve the minutes as corrected. The motion carried unanimously; Zukin, Ahlberg and Wimmers were absent.

PUBLIC COMMENT:

None

QUASI-JUDICIAL HEARING:

Application VAR 118-12, Mid-Columbia Medical Center, requesting approval to obtain additional signage that exceeds the code limitation. The property is located at 1935 East 19th Street, The Dalles, Oregon, and is further described as Township 1 North, Range 13 East, Map 11BA, tax lots 4800, 4900,

and 5000. Property is zoned “RL” – Residential Low Density with an “NC” Neighborhood Center overlay.

Chair Lavier asked the Commissioners if they had any bias, conflict of interest, or ex-parte contact since the February 16, 2012 Planning Commission public meeting that would prohibit them from making an impartial decision in the matter. None were noted.

Chair Lavier continued the public hearing at 6:05 PM.

Chair Lavier recalled that, at the last public hearing for this variance request, the applicant would discuss with Mid-Columbia Medical Center (MCMC) management about a suggested option on additional signage. Senior Planner Gassman stated he spoke with the applicant, and MCMC was in agreement to have two additional directional signs, one at each entrance, that would be within the code limit for directional signs, and one building directory sign at the rear main entrance. Commissioner Nelson asked if that would include the existing monument sign for a total of three signs at the street entrance and one sign at the rear main entrance. Senior Planner Gassman affirmed there would be a monument sign and two directional signs at the street entrance. The directional signs would be limited to eight square feet in size and four feet in height. Gassman further explained that normally directional signs would be allowed in this zone, but since the first approved variance request for the building stated there would only be a total of one sign—the monument, a second variance request was needed for additional signage.

PROPONENT:

Gaylen Rose, 3125 Old Dufur Road, The Dalles, Oregon, gave a clarification on Commissioner Nelson’s question from the February 16, 2012 meeting minutes regarding clinics “moving.” Rose said he referenced that MCMC had multiple clinic moves within its own system. For instance, Riverview Women’s Clinic moved from the MOB (medical office building) to one of the three “blue roofs,” as they call them, across the street at 1815 and 1915. Family Practice moved to 1825. Regarding the annex buildings, Alaimo’s Clinic moved to Columbia Hills Family Practice, and Visiting Physicians Services moved from the other annex building up to Columbia Crest. Therefore, all of those multiple moves confused people, they weren’t sure where they were supposed to go as MCMC utilized resources according to its needs.

Mr. Rose stated that MCMC would agree to the Planning Commission’s signage recommendations. The directional signs would have the words “Main Entrance,” two feet in size, at the top of each sign. The signs would be six square feet in size and four feet in height, Rose said, which would meet code requirements. The directional signs would be double sided as suggested, Rose stated.

Chair Lavier stated no one was present to give a statement of opposition, and there was no need for a rebuttal.

Commissioner Whitehouse asked if Variance 118-12 would stand separate from the first Variance 115-11. City Attorney Parker answered that the variances would stand by themselves, but the record would reflect that the reason the Planning Commission was being asked to approve the second request was because of the condition in the first variance of one sign, and one sign only. Parker explained that both variances would be placed in the property file as well.

Chair Lavier closed the public hearing at 6:13 PM.

DELIBERATION:

It was moved by Nelson and seconded by Whitehouse to give relief from the limitation imposed under Variance 115-11, that being a maximum of one sign allowed, and to approve Variance request 118-12, based on the finding of fact, to erect a directional sign on the east and west sides of the building, and one building directory sign at or near the main entrance subject to the conditions of approval as directed by the Planning staff. The motion carried unanimously; Zukin, Ahlberg and Wimmers were absent.

RESOLUTION:

It was moved by Nelson and seconded by Poppoff that the Planning Commission approve and adopt Resolution P.C. 518-12. The motion carried unanimously; Zukin, Ahlberg and Wimmers were absent.

STAFF COMMENTS:

None

COMMISSIONER COMMENTS/QUESTIONS:

Commissioner Nelson asked Senior Planner Gassman when the list of suggested LUDO changes would be brought before the Planning Commission again. Gassman said they would be discussed soon and that the Planning staff would deliberate prior to bringing the list before the Planning Commission for consideration again.

NEXT MEETING:

March 15, 2012

ADJOURNMENT:

The meeting was adjourned at 6:20 PM.

Respectfully submitted by Carole J. Trautman, Administrative Secretary.

Bruce Lavier, Chairman

**CITY OF THE DALLES
STAFF REPORT**

ZONING ORDINANCE AMENDMENT #80-12

SIGNS IN PUBLIC RIGHT-OF-WAY OR ON CITY-OWNED REAL PROPERTY

Prepared by: Gene E. Parker, City Attorney

Procedure Type: Legislative

Hearing Date: March 15, 2012

Request: Planning Commission review and recommendation to City Council to adopt General Ordinance No. 12-1319, amending Section 13.070.040(C) of General Ordinance No. 98-1222 concerning enforcement of provisions prohibiting placement of signs in the public right-of-way or on City-owned real property.

BACKGROUND INFORMATION:

On March 15, 2010, the City Council adopted General Ordinance No. 10-1303, which included provisions concerning the removal of signs improperly placed in the public right-of-way or on City-owned real property. These provisions were adopted in part to address a problem caused by the placement of yard and garage sale signs in the public right-of-way. Under the provisions, the City was required to store any sign which was confiscated, and notify the owner of the sign of their right to redeem the sign upon payment of an impoundment fee (which fee increased with each alleged violation up to a maximum of \$100), or to request a hearing to challenge the impoundment.

On July 26, 2010, the City Council conducted a discussion to review the effectiveness of the enforcement provisions in the City's Land Use and Development Ordinance (LUDO). The consensus of the Council was that the existing provisions were too complicated. One of the suggestions that was mentioned during this Council discussion was that the City should consider the establishment of a central location where yard and garage sale signs could be placed. The City Council directed the City staff to focus their enforcement efforts upon picking up yard and garage sale signs that remained in the public right-of-way on Mondays. The Council also indicated their desire for City staff to review the existing provisions in Section 13.070.040(C) and determine if the provisions could be revised to simplify the enforcement process as it relates to signs improperly placed in the public right-of-way.

Enclosed with this staff report is a copy of proposed General Ordinance No. 12-1319. Under the Oregon constitution, sign regulations cannot be based upon the content of the sign. To avoid the potential for any constitutional challenge, the proposed ordinance contains provisions which

apply to any sign placed in the public right-of-way or on City-owned real property, which is not otherwise authorized by other provisions in the City's LUDO. The following is a summary of the major changes in the enforcement process under the proposed ordinance:

1. The proposed ordinance removes the provision requiring the City to store confiscated signs for a period of up to 30 days. The proposed ordinance also simplifies the process for notifying the owner of the sign or the sign owner's representative, of the impoundment of an illegally placed sign. The provisions for payment of an impoundment fee have been removed. The notice of impoundment is required to be provided upon removal of the sign, or as soon thereafter as is reasonable. The notice will provide that if the sign is not claimed within 7 days, it will be considered to be abandoned, and may be disposed of by the City. The proposed ordinance also relieves the City of the responsibility to notify the owner of the sign or the sign owner's representative of the impoundment, if the owner's name, address, and telephone number are not clearly indicated on the sign.
2. A person who allegedly violates the provision of the proposed ordinance will be cited into Municipal Court. Persons who wish to contest the removal of the sign will have the option to plead not guilty and to request a trial before the Court. In prosecuting a violation of the ordinance, the City would have the ability to rely upon an evidentiary presumption that an address or telephone number listed on the unlawfully placed sign, shall be that of the individual responsible for placement of the sign. The Municipal Court will be authorized to determine whether or not the removal of the sign was improper, and in the event the Court determines the removal was improper, to provide for restitution to the owner of the sign. The proposed ordinance provides for penalties ranging from \$10 to \$50 for the first offense, and from \$25 to \$100 for the second and all subsequent offenses.

One of the issues which arose during the City Council's review of the existing enforcement provisions, was the need to provide for an alternative method for the advertisement of yard and garage sales, if a determination were made that such signs could not be placed in the public right-of-way or on City-owned real property. Section 13.030.010(I) allows for the placement of garage sale signs on private property, with the provision that such signs are restricted to one per calendar month; the size of the sign cannot exceed three feet in area; and the signs cannot be posted for more than 72 hours. To provide an additional option for advertising yard and garage sales, City staff has arranged for the placement of two community signs, to be placed at St. Vincent De Paul and the Mid-Columbia Senior Center. A sample of the proposed sign is enclosed with this staff report.

The City will pay for the costs of making and installing the signs. Each sign will be 4 feet by 6 feet in size. The main sign itself will consist of an aluminum/plastic composite which will have acrylic strips to create a space for the yard sale information to fit in along with a clear acrylic face. Each space that is shown in the columns in the sign will measure 4.5 inches by 22 inches. Representatives of St. Vincent de Paul and the Senior Center will be responsible for assisting residents who desire to place information concerning their yard and garage sales on the signs,

and for keeping the information on the signs current by removing the information from the signboards when the sale has ended. St. Vincent de Paul representatives have indicated they do not intend to charge a fee for their services in maintaining the information on the signboards, and the Senior Center has indicated they may charge a nominal fee (which is estimated not to exceed \$5 per sale) for their services. The information on the community signboards will be provided on a “first come, first served” basis.

NOTIFICATION:

Pursuant to Section 3.020.060(C), notice of the proposed legislative hearing was published in The Dalles Chronicle on March 4, 2012.

COMMENTS:

As of the date of preparation of this staff report, no comments have been received.

RECOMMENDATION:

Staff’s recommendation is that the Planning Commission adopt a motion P.C. Resolution No. 519-12, recommending that the City Council approve proposed General Ordinance No. 12-1319, amending Section 13.070.040(C) of General Ordinance No. 98-1222 concerning enforcement of provisions prohibiting placement of signs in the public right-of-way or on City-owned real property.

APPLICABLE CRITERIA

A. LAND USE AND DEVELOPMENT ORDINANCE #98-1222

Section 3.110.020 Review Procedure

- A. Applications. Applications for Ordinance Amendments shall be made in accordance with the provisions of *Section 3.010: Application Procedures*.
- B. Review. Text amendments shall be processed as legislative actions in accordance with *Subsection 3.020.060; Legislative Actions*, with the following addition:
 - 1. The Historical Landmarks Commission shall review requests for text amendments concerning historic resources, and make a recommendation to the Planning Commission either supporting or opposing the request. This recommendation shall be made a part of the Planning Commission’s review of the proposed text amendment.

Section 3.010.040. Applications

- B. Completeness. An application shall be considered complete when it contains the information required by this Ordinance, addresses the appropriate criteria for

review and approval of the request, and is accompanied by the required fee, unless waived by the City Council per *Section 1.120: Fees* of this Ordinance. Complete applications shall be signed and dated by the Director.

FINDING OF FACT #1: The application was found to be complete on March 1, 2012. The 120 day State mandated decision deadline is June 28, 2012. The hearing is within the required time line. Pursuant to Section 3.010.040(C), the City Manager may waive application fees for City projects on City-owned property or in the public right-of-way without resolution or other approval of the City Council.

CONCLUSION OF LAW: The criteria in Section 3.010.040 have been satisfied.

Section 3.020.060 Legislative Actions

- A. Decision Types. Legislative actions include, but are not limited to, the following:
2. Ordinance Amendments (*Section 3.110*).
- B. Public Hearings.
1. The Commission shall hold at least one legislative public hearing to review applications for legislative actions and, by duly adopted resolution, make a recommendation to the Council to approve, approve with conditions, or deny the request.
 3. Legislative hearings shall be conducted per the procedures of *Section 3.020.070: Public Hearings*.
- C. Notice of Hearing. At least 10 days before the legislative hearings of the Historic Landmarks Commission, the Planning Commission, or the Council, notice of the hearing shall be published in a newspaper of general circulation. Such notice shall:
1. Explain the application and the proposed amendment(s), change(s), or use(s) which could be authorized.
 2. List the applicable Ordinance standards and/or criteria, Comprehensive Plan Policies, Oregon Planning Goals and Guidelines, Oregon Administrative Rules, and Oregon Revised Statutes that apply to the particular application.
 3. Set forth the geographical reference to the subject area.
 4. State that in order to preserve any potential appeal rights to LUBA, persons must participate either orally or in writing in the legislative action proceeding in question.

5. Include the name and telephone number of the Director to contact for additional information.

Section 3.020.070 Public Hearings.

- B. Legislative Hearing Procedure. The Historic Landmarks Commission, Planning Commission, and Council each have the authority to hold legislative hearings. All legislative hearings will be held in accordance with the Oregon public meetings law as described in ORS 192.610-192.710, "Public Meetings".
 1. Conflict of Interest. At the start of each public hearing on legislative actions, the presiding officer shall ask if any member of the hearings body wishes to make any disclosure, or abstain from participating or voting on the matter being heard because of possible financial gain resulting from the legislative action.

FINDING OF FACT #2: A copy of the notice of the hearing published in The Dalles Chronicle on March 4, 2012 is included with this staff report and incorporated herein by this reference. A review of the notice indicates all of the criteria in Section 3.020.060(C) have been addressed. The hearing will be conducted as a public meeting in accordance with Oregon law. Any planning commissioner with a conflict of interest resulting from possible financial gain caused by the proposed legislative action will be required to disclose that conflict of interest prior to the commencement of the public hearing, and not participate in the hearing.

CONCLUSION OF LAW: The criteria in Sections 3.020.060 and 3.020.070 have been satisfied.

Section 3.110.030 Review Criteria

Proposed text amendments shall be consistent with the Comprehensive Plan, and State Law and Administrative Rules.

FINDING OF FACT #3: The applicable review criteria for this legislative application in the LUDO have been cited previously in this staff report. There are no provisions of the City's Comprehensive Plan which are applicable to this application, and there are no provisions of Oregon State Law, or any provisions in the State Administrative Rules which are applicable to this legislative action.

CONCLUSION OF LAW: The criteria in Section 3.110.030 have been satisfied.

GENERAL ORDINANCE NO. 12-1319

AN ORDINANCE AMENDING SECTION 13.070.040(C) OF
GENERAL ORDINANCE NO. 98-1222 CONCERNING
ENFORCEMENT OF PROVISIONS PROHIBITING PLACEMENT
OF SIGNS IN THE PUBLIC RIGHT-OF-WAY OR ON
CITY-OWNED REAL PROPERTY

WHEREAS, on March 15, 2012, the City Planning Commission held a public hearing on an application by the City for a text amendment to Section 13.070.040(C) of the City's Land Use and Development Ordinance, concerning enforcement of provisions prohibiting placement of signs in the public right-of-way or on City-owned real property; and

WHEREAS, following the close of the public hearing, the Planning Commission voted to adopt PC Resolution No. 519-12, recommending that the proposed text amendment be forwarded to the City Council for review and approval; and

WHEREAS, on March 26, 2012, the City Council conducted a public hearing concerning the Planning Commission's recommendation that the proposed text amendment to Section 13.070.040(C) be approved; and

WHEREAS, on March 15, 2010, the City Council adopted General Ordinance No. 10-1303, which included provisions concerning the removal of signs improperly placed in the public right-of-way or on City-owned real property; and

WHEREAS, testimony was presented during the City Council hearing that despite the adoption of the provisions in General Ordinance No. 10-1303, the City has documented that signs were continuing to be improperly placed in the public right-of-way or on public property; and

WHEREAS, the City Council has determined it is in the best interests of the safety and welfare of the community if the provisions of Section 13.070.040(C) are amended to provide for a more efficient and equitable method of enforcement to address the issue of illegally placed signs in the public right-of-way or on City-owned real property; and

WHEREAS, as part of the revised enforcement procedures, the City Council has authorized the purchase of two community signboards to provide an alternative method for persons conducting yard or garage sales, to display information concerning the date, time and place of the sale, in lieu of displaying this information in signs improperly placed in the public right-of-way or on City-owned real property; and

WHEREAS, following the close of the public hearing before the City Council, the City Council voted to accept the Planning Commission's recommendation set forth in Resolution No. PC 519-12, and directed staff to prepare an ordinance including a statement setting forth the criteria required under Section 3.020.060(D);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF THE DALLES
ORDAINS AS FOLLOWS:

Section 1. The statement setting forth the criteria, standards, policies, and laws considered relevant to the decision, the basic facts relied upon in rendering the decision, and the ultimate facts which explain and justify the reason for the decision based upon the criteria, standards, policies, laws, and basic facts, which is set forth in Exhibit "A", is hereby approved and incorporated herein by this reference.

Section 2. Section 13.070.040(C) of General Ordinance No. 98-1222 shall be amended to read as follows:

C. Removal of signs in public right-of-way or on City-owned real property. Any sign installed on or placed in the public right-of-way or on City-owned real property, except in conformance with the requirements of Chapter 13, may be removed immediately without prior notice to the owner of the sign.

1. For purposes of administering the provisions of Section 13(C), the City Manager shall appoint appropriate staff persons.

2. Upon removal of the sign, as soon as thereafter as reasonable, the City shall notify the owner of the sign or the sign owner's representative, that the sign has been removed, and that if the sign is not claimed within seven (7) days, the sign will be deemed to have been abandoned, and it may be disposed of by the City. The City shall have no responsibility to notify the owner of the sign if the owner's name, address, and telephone number are not clearly indicated on the sign.

3. For purposes of enforcing Section 13(C), there is a presumption that an address or telephone number listed on a sign unlawfully placed in the public right-of-way or on City-owned real property, shall be that of the individual responsible for posting the sign.

4. Any person who is deemed responsible for posting a sign, who does not comply with the provisions of Chapter 13 of this ordinance, shall have committed a violation of this ordinance, and can be cited to appear in the Municipal Court. Any person cited to appear in Municipal Court who desires to contest the removal of the sign shall have the right to enter a plea of not guilty and request a trial before the Court. The Municipal Court shall have the authority to determine whether or not the removal of the sign was proper, and in the event the Municipal Court determines removal of the sign was improper, to provide that restitution be made to the owner of the sign. Upon being convicted for a

violation of subsection (C)(8)(a), the person responsible for unlawfully placing the sign shall be fined not less than \$10 nor more than \$50 for the first offense, and for the second and all subsequent offenses, not less than \$25 nor more than \$100.

PASSED AND ADOPTED THIS 23RD DAY OF APRIL, 2012

Voting Yes, Councilor: _____
Voting No, Councilor: _____
Absent, Councilor: _____
Abstaining, Councilor: _____

AND APPROVED BY THE MAYOR THIS 23RD DAY OF APRIL, 2012.

James L. Wilcox, Mayor

Attest:

Julie Krueger, MMC, City Clerk



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
FAX: (541) 298-5490
Community Development Dept.

February 27, 2012

NOTICE OF PUBLIC LEGISLATIVE HEARING

Notice is hereby given that on March 15, 2012, at 6:00 P.M. in the City Council Chambers, City Hall, 313 Court Street, The Dalles, Oregon, 97058, the Planning Commission of the City of The Dalles will be conducting a public hearing to review General Ordinance No. 12-1319, an ordinance proposing to amend Section 13.070.040(C) of General Ordinance No. 98-1222, the City's Land Use & Development Ordinance (LUDO), concerning the enforcement of provisions prohibiting placement of signs in the public right-of-way or on city-owned real property. The Planning Commission is required to adopt a resolution making a recommendation to the City Council, to approve, approve with conditions, or deny the application for the proposed legislative action.

The review criteria for the legislative hearing is set forth in Section 3.110.030, which provides that an ordinance proposing to amend the City's LUDO, which is referred to as a "text amendment", shall be consistent with the City's Comprehensive Plan, and State Laws and Administrative Rules. The proposed amendment applies to properties within the City of The Dalles planning jurisdiction. In order to preserve any potential appeal rights to the Oregon Land Use Board of Appeals, persons must participate either orally or in writing in this legislative action. Comments may be provided in writing prior to the date of the hearing to the Community Development Department at the above address.

A staff report will be available for inspection at least seven days prior to the hearing at the Community Development Department of the City of The Dalles located at the above address. For additional information call 541 296-5481, extension 1151. A copy of the material may be purchased at standard charges for copies.

****PLEASE PUBLISH ONCE. SUNDAY, MARCH 4, 2012**

THANK YOU, CAROLE TRAUTMAN, SECRETARY

#183853

RESOLUTION NO. P.C. 519-12

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING
CITY COUNCIL APPROVAL OF PROPOSED GENERAL ORDINANCE
NO. 12-1319 CONCERNING ENFORCEMENT OF PROVISIONS
PROHIBITING PLACEMENT OF SIGNS IN THE PUBLIC RIGHT-OF-WAY
OR ON CITY-OWNED REAL PROPERTY

WHEREAS, an application was submitted for Zoning Ordinance Amendment #80-12 proposing an amendment to Section 13.070.040(C) of the City's Land Use and Development Ordinance concerning enforcement of provisions prohibiting placement of signs in the public right-of-way or on City-owned real property; and

WHEREAS, the City Planning Commission conducted a public hearing on March 15, 2012 to take public testimony on the proposed Zoning Ordinance Amendment #80-12; and

WHEREAS, the Planning Commission has considered the public testimony and reviewed the proposed legislative amendment set forth in Zoning Ordinance Amendment #80-12, and based upon the proposed findings of fact and conclusions of law in the staff report and testimony presented during the hearing, the Planning Commission voted to recommend the legislative amendment included in proposed General Ordinance No. 12-1319 be forwarded to the City Council for their review and adoption;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission recommends that the proposed General Ordinance No. 12-1319 be approved and forwarded to the City Council for its review and adoption.

Section 2. This Resolution shall be effective upon its passage and approval. The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution to the Applicant.

APPROVED AND ADOPTED THIS 15TH DAY OF MARCH, 2012

Bruce Lavier, Chairman
Planning Commission

I, Daniel Durow, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Planning Commission, held on the 15th day of March, 2012.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST: _____
Daniel Durow, Community Development Director
City of The Dalles

DRAFT