



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, SEPTEMBER 15, 2016
6:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES – May 25, 2016
August 4, 2016
August 18, 2016
- V. PUBLIC COMMENT (Items not on the Agenda)
- VI. QUASI-JUDICIAL HEARING

Application Number: CUP 181-16 by Northern Wasco County PUD: This application is to site and construct a new electrical power substation. The properties are located at 4260 and 4280 River Trail Way and are further described as 2N 13E 21C t.l. 2800 & 300. Properties are zoned “I”- Industrial District.
- VII. **Resolution** - #555-16 for CUP#181-16
- VIII. STAFF COMMENTS
- IX. FUTURE MEETING – October 6, 2016
- X. COMMISSIONER COMMENTS/QUESTIONS
- XI. ADJOURNMENT

**City of The Dalles
Staff Report**

Conditional Use Permit No. 181-16

Northern Wasco County PUD

Prepared by: Dawn Marie Hert, Senior Planner

Procedure Type: Quasi-Judicial

Hearing Date: September 15, 2016

Assessor's Map: Township 2 North, Range 13 East, Map 21C, tax lot 300 & Township 2 North, Range 13 East, Map 21C, tax lot 2800

Address: 4260 River Trail Way.

Comprehensive Plan Designation: I-Industrial

Zoning District: I-Industrial

City Limits: Inside

Request: To construct a new electric power substation to provide increased capacity and reliability within the Columbia Gorge Industrial Center and the PUD's northwest services territory. The substation will consist of two power transformers and eight primary feeders. A control building will be constructed to house relays and other protective equipment.

BACKGROUND INFORMATION

Currently the Port of The Dalles owns the subject property. The Port and Northern Wasco County People's Utility District (NWCPUD) are actively negotiating an intergovernmental agreement for the transfer of property rights for the substation parcel to NWCPUD. This process should be concluded in mid-September. NWCPUD's plans show that they will only be using a small portion of tax lot 300; they will be working with the Port to complete a Property Line Adjustment prior to construction of their new substation.

NWCPUD's engineering consultant has provided conceptual plans which show the location of all major facilities, driveway and parking facility which includes a curb cut, access to power facilities, 10 public parking spaces, and a pedestrian access trail to the existing Riverfront Trail.

The parking facility is stipulated in the agreement with the Port and will be owned and maintained by the Port and other entities that provide public parks and recreational facilities. NWCPUD will retain its easement for access to the Substation. Plans for the fencing, gates and security perimeter are in the process of being finalized.

Public Utilities require approval of a Conditional Use Permit (CUP) which will establish a Community Facility Overlay (CFO) on the property. A CUP requires a quasi-judicial hearing. The review process will also be used to grant a Site Plan Review (SPR) approval.

NOTIFICATION

Property owners within 300 feet, City Departments, franchise utilities, Mid-Columbia Fire & Rescue, Wasco County Health Department, and State Building Codes were mailed a notice on September 1, 2016, as required by Section 5.100.030 B.

COMMENTS

An email was received from the Port of The Dalles Director Andrea Klaas as she would not be able to attend the Planning Commission hearing. Andrea's email stated that the Port of The Dalles has been working in partnership with Northern Wasco People's Utility District on the construction of the new substation on River Trail Way. She went on to state that the Port is in support of this project because it would allow the NWCPUD to continue to supply requested power to the industrial area for business growth, and would also help with overall system reliability, which will be a benefit to all of the NWCPUD customers.

RECOMMENDATION

Approval of the Conditional Use Permit application, with conditions, based upon the following findings-of-fact.

LAND USE AND DEVELOPMENT ORDINANCE 98-1222

Section 3.010.040 Applications

B. Completeness.

FINDING #1: The application was found to be complete on September 1, 2016. The 120-day State mandated decision deadline is December 29, 2016. The hearing date is set for September 15, 2016. Criterion met.

Section 3.020.050 Quasi-Judicial Actions

A. Decision types. 3. Conditional Use Permits:

- FINDING #2:** This application is for a Conditional Use Permit as required in Section 5.100.030. A. Conditional Use Permits require a quasi-judicial hearing per Section 3.050.030. The hearing is a quasi-judicial hearing. Criterion met.
- B. Staff Report. The Director shall prepare and sign a staff report for each quasi-judicial action, which identifies the criteria and standards applying to the application and summarizes the basic findings of fact. The staff report may also include a recommendation for approval with conditions, or denial.
FINDING #3: The staff report will detail criteria and standards relevant to a decision, all facts will be stated, and explanations given. This will be detailed through a series of findings directly related to relevant sections and subsections of the ordinance as they relate to this request. Criterion met.
- C. Public Hearings. Applications for quasi-judicial planning actions shall be heard within 45 days from the date the application is deemed complete.
FINDING #4: The public hearing is scheduled for September 15, 2016, which is within 45 days from the date the application was deemed complete (September 1, 2016). Criterion met.
- D. Notice of Hearing. At least 10 days before a scheduled quasi-judicial public hearing, notices shall be mailed to property owners within 300 feet of the property.
FINDING #5. Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies were made on September 1, 2016. Criterion met.

Section 3.050.030 Review Procedures

- A. Applications. Conditional Use Permit applications shall be accompanied by at least 15 copies of the concept site plan, and when required two copies of the detailed landscape and construction/design plans, per the provisions of Section 3.030: Site Plan Review.
FINDING #6: The plans that were submitted were adequate for this review. Criterion met.
- C. Concept Review. The City offers a two stage concept approval process for conditional uses. The applicant may request initial concept approval using the quasi-judicial process. If approval of the concept is granted, the applicant must then submit a detailed site plan and get final approval through the site plan review process.
FINDING #7: This is a detailed plan review. As part of the same process, the City will also consider this as a Site Plan Review, as required by Section 3.050.030 B. 2. Approval of the site plan may be approved at the same time as the conditional use permit. Criteria met conditionally.

Section 3.050.040 Review Criteria

- A. Permitted Conditional Uses. The proposed use is conditionally permitted in the zone district where it is proposed to be located.

FINDING #8: Public Utility Facilities are conditionally allowed in the Industrial zone as a Community Facility Overlay. Public Utilities are considered community facilities. Criterion met.

- B. Standards. The proposed use conforms to all applicable standards of the zone district where the use is proposed to be located. The proposed use will also be consistent with the purposes of this ordinance, applicable policies of the Comprehensive Plan, and any other statutes, ordinances, or policies that may be applicable.

FINDING #9: Section 5.100.040 & 5.090.040 set out the development standards for the CFO and Industrial zoning district. The applicant's plans show that all development standards will be met except for the landscaping buffer. Due to the nature of the utility, it is vital that the area around the sub-station remain as clear as possible and that landscaping be kept at a very minimum to allow the area to be open and visible. Per the PUD's regulations, pad-mounted equipment, park benches, parked vehicles, adjacent fences, etc. should not be placed near a substation fence as they can create "steps" for climbing the fence. Etc. could include landscaping that would allow climbing or unauthorized entry. Staff is recommending that the Planning Commission not require the landscaping buffer for the site.

- C. Impact. The proposed structure(s) and use(s) shall be designed and operated in such a way as to meet the standards of this section. Impacts caused by the construction of the conditional use shall not be considered regarding a decision on the validation of the application.

1. Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this section shall modify other noise ordinance standards as adopted by the City.

FINDING #10: Noise impacts are not discussed in the application. This will need to be addressed at the hearing. Criterion met conditionally.

2. Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot candle is the amount of light falling up a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)

FINDING #11: Lighting will be required to stay within code limitations. Criterion met.

3. Dust and other particulate matter shall be confined to the subject property.

FINDING #12: No dust or other particulate matter is anticipated from the operation of this facility. All vehicle parking and maneuvering areas will be required to be paved. Criterion met.

4. The following odors shall be completely confined to subject property:
 - a. industrial and/or chemical grade chemicals, solvents, paints, cleaners, and similar substances;

- b. fuels, and
- c. fertilizers, manure, or other animal waste products, other than for landscape installation and maintenance.

FINDING #13: No odors are anticipated. Criterion met.

- 5. Vibrations shall not be felt across the property line.

FINDING #14: No vibrations are anticipated. Criterion met.

- 6. The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use. Evaluation factors shall include, but are not limited to:
 - a. Street designation and capacities; and
 - b. On-street parking impacts.

FINDING #15: No employees will be stationed at this location, the parking and pedestrian walkways are being provided in part due to an agreement the applicant has with the Port of The Dalles. Adequate maneuvering and parking area has been provided for the utility employees to maintain and service the sites. No new streets are proposed. Criterion met conditionally.

- 7. In areas designated as Historic Districts, proposed development and redevelopment shall first require review and approval of the Historic Landmarks Commission in accordance with the procedures of the Historic Resources Ordinance (General Ordinance No. 94-1194.)

FINDING #16: This area is not in a Historic District. Criterion met.

Additional Review for Site Plan Approval **Section 3.030.040 Review Criteria**

The following criteria shall be used to approve, approve with conditions, or deny the site plan:

- A. City Ordinance Provisions: All the provisions from the applicable City ordinances have been met or will be met by the proposed development.
FINDING #17: For this proposed development satisfying the provisions of the LUDO for a CUP and for a SPR will meet the provisions of City Ordinances. Applicant has supplied information that shows the existing landscaping for the subdivision (planter strip), parking for maintenance workers which will also be used as shared parking with the Port of The Dalles, and that the development has less than 60% coverage. Other parts of the development standards such as details for the fencing, driveway entrance, and outdoor lighting will be reviewed at the building permit stage. Criteria met conditionally.
- B. Public Facilities Capacity: Adequate capacity of City facilities for water, sanitary sewer, storm sewer, and streets and sidewalks can and will be provided to, and where applicable, through, the subject property in order to 1) meet connectivity standards per the Transportation System Plan and other documents, and; 2) provide for future development of surrounding property.

FINDING #18: There is adequate capacity for water, sanitary sewer and storm sewer. No new streets or sidewalks are proposed to be installed. This development will have no effect on development of surrounding properties. Criteria met.

- C. Arrangement of site Elements. Elements of the site plan are arranged to:
1. Promote pedestrian, bicycle, and vehicular safety and welfare.
 2. Preserve and maintain public amenities and significant natural features.
 3. Avoid traffic congestion.
 4. Minimize potential adverse impacts on surrounding properties.

FINDING #19: The Applicant is proposing to provide a safe vehicular route to the facility for maintenance and upkeep. In general this new sub-station will not create any adverse impacts on surrounding properties. Criteria met.

D. Lighting. Proposed lighting shall not directly illuminate adjoining properties.

FINDING #20: The location and intensity of outdoor lighting will be reviewed at the building permit stage. Criterion met conditionally.

- E. City Engineer Approval. Detailed construction/design plans for public infrastructure, improvement, or rights of way affected by or located within a proposed development site shall be approved by the City Engineer prior to granting a building permit as a condition of Site Plan Review approval.

FINDING #21: The public improvements that are planned with this development will be reviewed and approved by the City Engineer prior to any construction. Criterion met.

- F. Waive of Remonstrance. Where applicable, the applicant shall agree to waive any future rights to remonstrate against future public improvements, per the provision of Section 6.110: Waiver of Right to Remonstrate of this Ordinance.

FINDING #22: A waiver is not required with this proposal. Criterion met.

Section 3.050.060 Conditions

The Commission may approve a conditional use permit subject to any and all conditions the Commission deems necessary to satisfy the review criteria and mitigate identified impacts, provided such conditions are related to the proposed development or to the operational characteristics of the proposed use.

IF APPROVED, RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the request based on the information provided, subject to the following conditions:

1. All development must be completed in accordance with Land Use and Development Ordinance 98-1222.
2. Approval of this Conditional Use Permit application also acts as approval of a Site Plan Review application.

3. Detailed plans for buildings and other site improvements such as height, fencing and outdoor lighting will be reviewed as part of the building permit approval.
4. Unless modified in this land use process, applicant must meet all development standards for the CFO overlay zone as contained in Section 5.100.040.
5. General Landscaping which is identified as 'site screening landscaping' will not be required with this development. Parking lot landscaping will be required to be installed and meet the development standards.

CONDITIONAL USE PERMIT APPLICATION

CITY OF THE DALLES
Community Development Department
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
Fax (541) 298-5490
www.ci.the-dalles.or.us

Date Filed 7/22/16
File# _____
Date Deemed Complete _____
Hearing Date _____
Approval Date _____
Permit Log # _____
Other Cross Reference# _____

APPLICANT

Name Northern Wasco County People's Utility D

Address 2345 River Road
The Dalles, OR 97058

Telephone # 541-296-2226

E-mail address: Paul-Titus@nwasco.com

LEGAL OWNER (If Different than Applicant)

Name Port of The Dalles

Address 3636 Klindt Dr.
The Dalles, OR 97058

Telephone # 541-298-4148

PROPERTY INFORMATION

Address Columbia Gorge Industrial Center Lot #3 and Tract B 4260 & 4280 River Trail Way

Map and Tax Lot 2N 13E 21 C 2800 & 2N 13E 21 C 300

Size of Development Site 2 Acres

Zone District/Overlay 09-07 In City Limits: Yes No

Comprehensive Plan Designation _____ Geohazard Zone: _____

PROJECT INFORMATION

New Construction Expansion/Alteration Change of Use Amend Approved Plan

Current Use of Property Vacant Lots

Proposed Use of Property Electric power substation

Briefly Explain the Project Northern Wasco County PUD is requesting to construct a new electric power substation to provide increased capacity and reliability within the Columbia Gorge Industrial Center and the PUD's northwest service territory. Substation will consist of two power transformers and eight primary feeders. A control building will be constructed to house relays and other protective equipment.

PROPOSED BUILDING(S) FOOTPRINT SIZE (in square feet) 600

PARKING INFORMATION

Total Number of Spaces Proposed 0

Square Footage of Parking Lot Landscaping Proposed 0

LANDSCAPING INFORMATION

Total Square Footage Landscaping Proposed _____ Percent of Landscaping Irrigated _____

ECONOMIC DEVELOPMENT INFORMATION

Proposed Project is located in the Enterprise Zone

_____ Full Time Equivalent (FTE) jobs are currently provided.

_____ FTE jobs are expected to be created by the proposed project.

Signature of Applicant



Digitally signed by Kurt Conger
Date: 2016.07.22 14:47:20 -07'00'

Signature of Property Owner* or Owners Agent

Date

* Notarized Owner Consent Letter may substitute for signature of property Owner

NOTE:

This application must be accompanied by the information required in Section 3.050: Conditional Use Permits, contained in Ordinance No. 98-1222, The City of The Dalles Land Use and Development Ordinance.

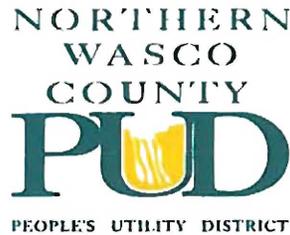
PLANS REQUIRED:

At least 12 copies of concept site plan.

At least one 11 x 17 concept site plan.

2 copies detailed landscape plans

2 full size copies construction detail plans



September 2, 2016

City of The Dalles
Attn: Planning Department
313 Court St.
The Dalles, OR 97058

Sent via email as PDF

Subject: Conditional Use Permit Application for Substation at Columbia Gorge Industrial Center

Dear City Planning Commission:

Northern Wasco County People's Utility District (NWCPUD) provides this information as an update to the Conditional Use Permit Application submitted July 22, 2016. The Site Team Notes dated July 28, 2016, described additional information needed for this application. The attached diagrams and narrative below respond to these questions.

- Letter from property owner. Currently the Port of The Dalles owns the subject property, but NWCPUD and the Port are actively negotiating an intergovernmental agreement for the transfer of property rights for the substation parcel to NWCPUD. This process should be concluded in mid-September.
- The \$420 fee has been paid. Please advise if it has not yet been received.
- A preliminary site plan is attached. NWCPUD's engineering consultant is working on modifications to improve the economy of the site, but conceptually this plan shows the location of all major facilities.
- Note that there is a driveway and parking facility shown, including curb cut, access to power facilities, 10 public parking spaces, and an access trail to the Riverfront Trail. This parking facility is stipulated in the agreement with the Port and will be owned and maintained by the Port and other entities that provide public parks and recreational facilities. NWCPUD will retain its easement for access to the Substation.
- NWCPUD continues to consider options for the fencing, gates and security perimeter. The design must be vetted with the Port. NWCPUD understands that the final design will be subject to building permit requirements.
- A photometric plan will follow. In general the plan will provide lighting consistent with substation planning criteria: lighting needs to illuminate the high voltage switch blades and substation will typically have perimeter lighting. Additional lighting of the parking area may be considered.
- Signage will be determined in conjunction with the Port and other entities.

NWPCUD's goal is to mobilize its construction contractor, Tice Electric Inc., by mid-September 2016, and complete construction of this facility by June 2017. To meet that goal, NWCPUD requests that the Planning Commission approve this application at the September 15, 2016, Planning Commission meeting. Please let me or Kurt Conger (kurt-conger@nwasco.com or 506-3813) know if this project will appear on the agenda and if you have any further information requirements for consideration.

Sincerely,



Digitally signed by Paul Titus
Date: 2016.09.02 16:55:28
-07'00'

Paul H. Titus
Assistant General Manager, Director of Engineering

cc: Port of The Dalles

Dawn Hert

From: Andrea Klaas <andrea@portofthedalles.com>
Sent: Thursday, September 08, 2016 4:56 PM
To: Dawn Hert
Cc: Kurt Conger
Subject: NWPUD CUP application

Dawn Hert, Senior Planner
City of The Dalles
313 Court Street
The Dalles, OR 97058

Dear Dawn:

The Port of The Dalles has been working in partnership with Northern Wasco People's Utility District on the construction of the new substation on River Trail Way. The Port is in support of this project because it will allow the NWPUD to continue to supply requested power to the industrial area for business growth, and also help with overall system reliability, which will be a benefit to all of the NWPUD customers.

I would attend the meeting in person, but I will be out of town on the 15th, in lieu of that, please include this letter of support with the application.

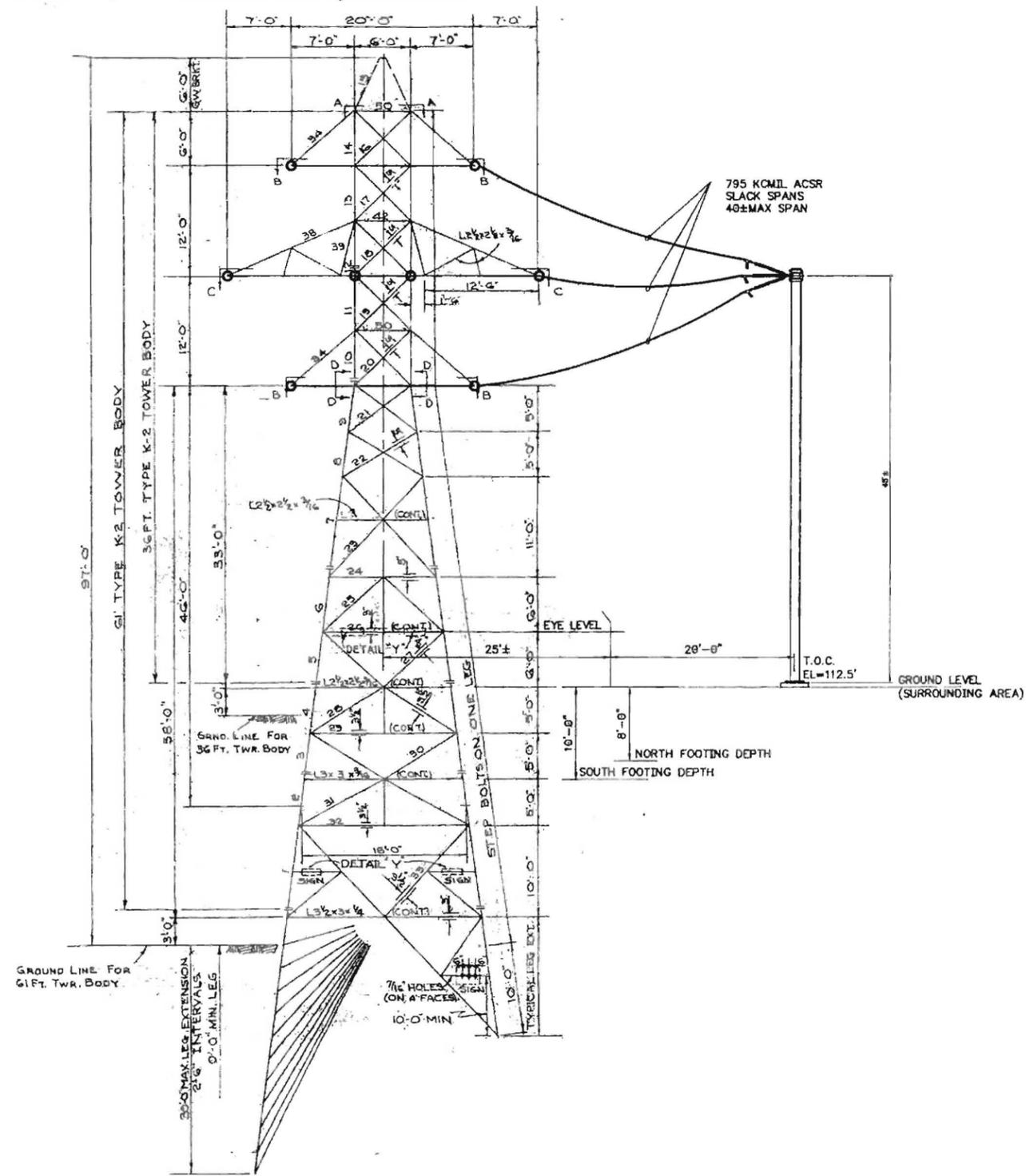
Thank you.

Andrea Klaas
Executive Director

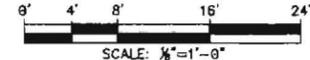


3636 Klindt Drive
The Dalles, OR 97058
+1-541-298-4148





TRANSVERSE ELEVATION
 EST. WEIGHT 36 FT. TOWER BODY 16,900 LBS.
 EST. WEIGHT 61 FT. TOWER BODY 25,280 LBS.
 MAXIMUM WORKING UPLIFT = 1974 LBS.
 MAXIMUM WORKING COMPRESSION = 2212 LBS.



SECTION F
 1/8" = 1'-0" E1-01



NO.	DATE	REVISION	DR	BY	APVD

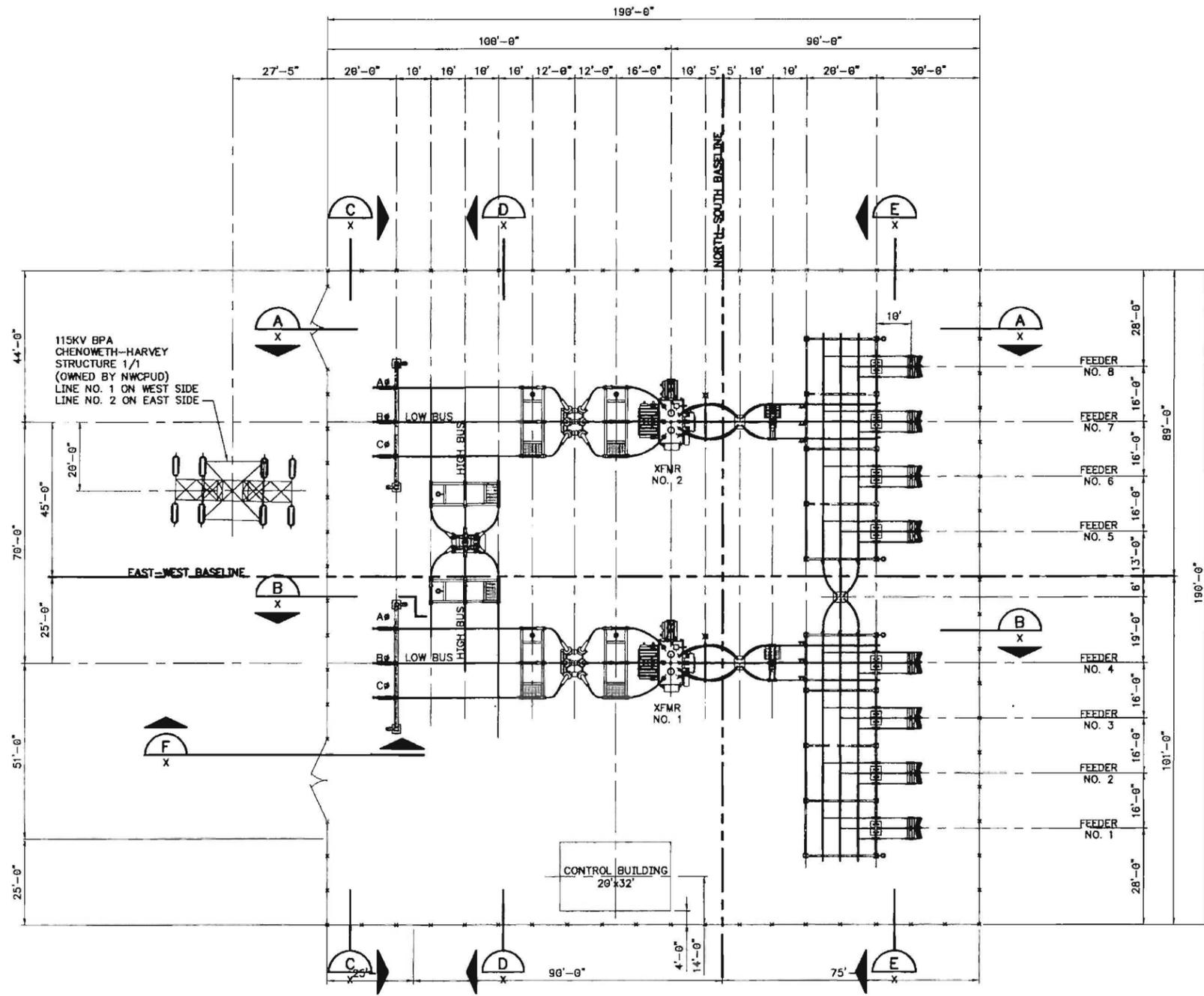
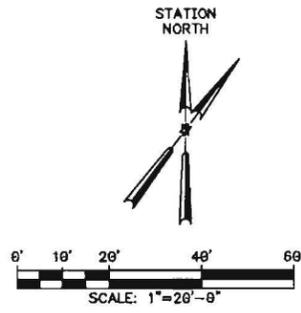
DESIGNED BY: P HAZEL	DATE: JUL 2016
DRAFTED BY: M GUIDOTTI	DRAWING NO.: 16321E2-07
CHECKED BY: P HAZEL	PROJECT NO.: 16321
APPROVED BY:	REVISION NO.: -

NORTHERN WASCO COUNTY PUD
 THE DALLES, OREGON

COLUMBIA GORGE INDUSTRIAL CENTER
 ELECTRICAL ELEVATION

SHEET NO.
 E2-07

PRELIMINARY



NO.	DATE	REVISION	DR	BY	APVD
A	8/8/16	PRELIMINARY	MG	MA	

DESIGNED BY: P HAZEL
 DRAFTED BY: M GUIDOTTI
 CHECKED BY: P HAZEL
 APPROVED BY:

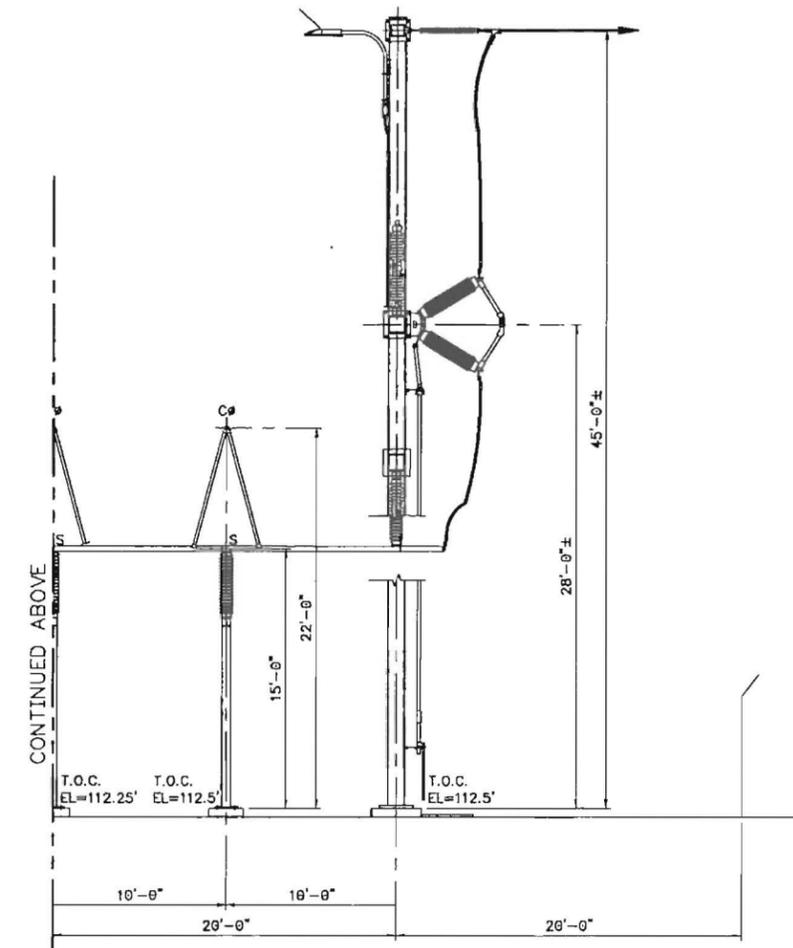
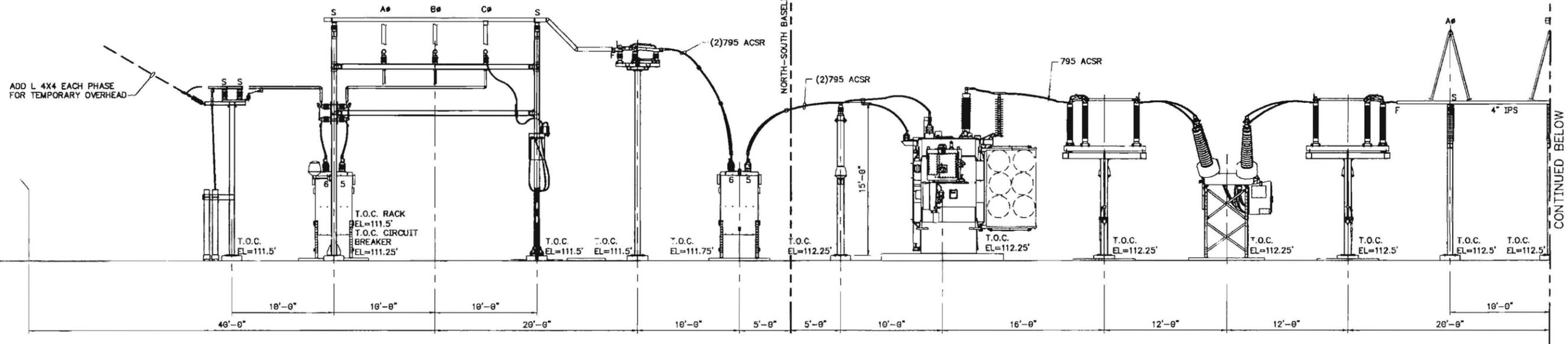
DATE: JUN 2016
 DRAWING NO.: 16321E1-01
 PROJECT NO.: 16321
 REVISION NO.: -

NORTHERN WASCO COUNTY PUD
 THE DALLES, OREGON

COLUMBIA GORGE INDUSTRIAL CENTER
ELECTRICAL PLAN OVERALL

SHEET NO.
E1-01

PRELIMINARY



SECTION A
3/16"=1'-0" E1-01



NO.	DATE	REVISION	DR	BY	APVD

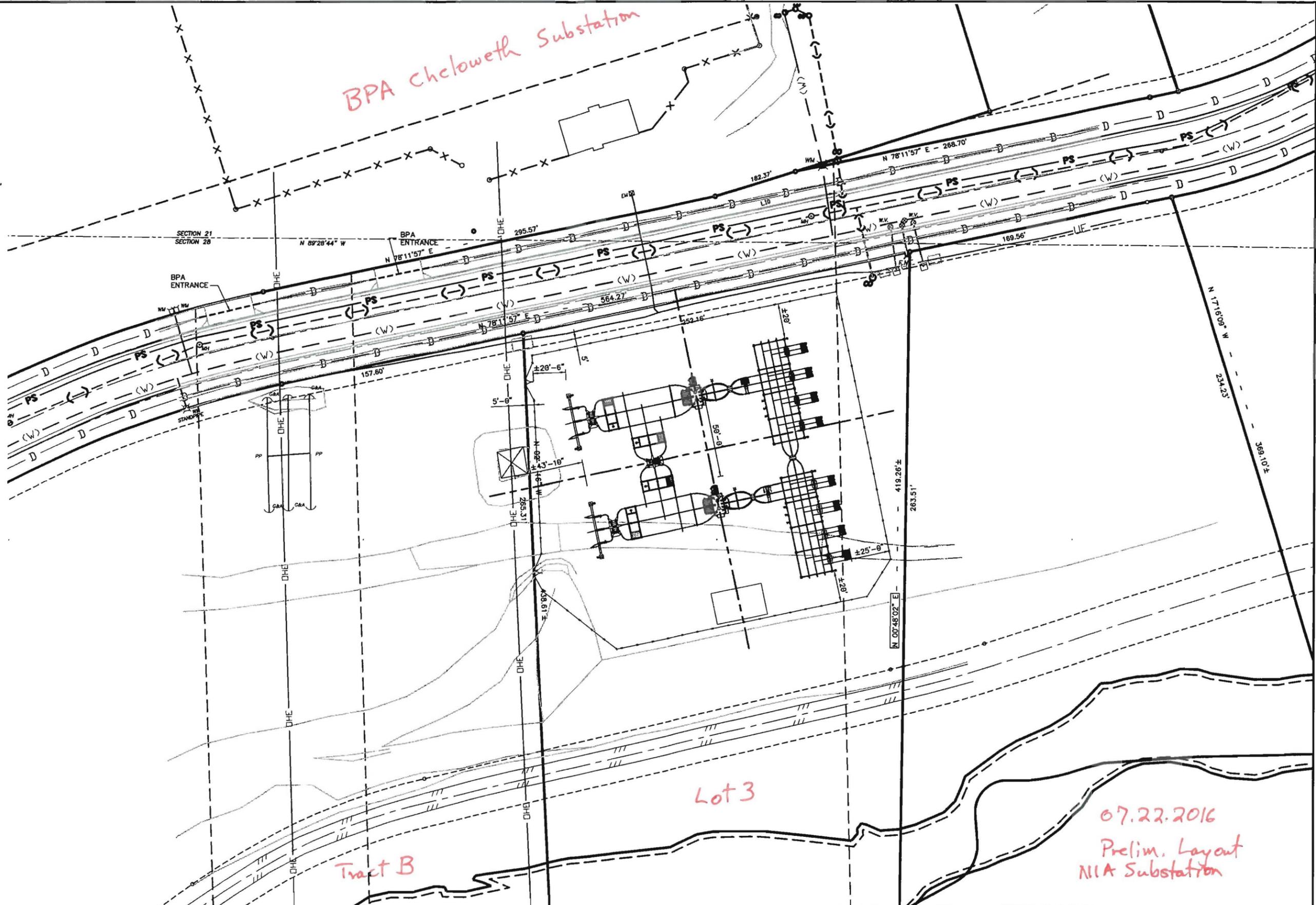
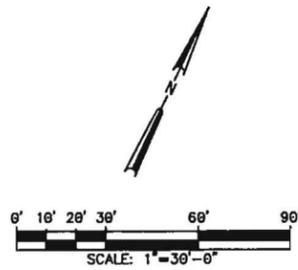
DESIGNED BY: P HAZEL	DATE: AUG 2016
DRAFTED BY: M GUIDOTTI	DRAWING NO.: 16321E2-01
CHECKED BY: P HAZEL	PROJECT NO.: 16321
APPROVED BY:	REVISION NO.: -

NORTHERN WASCO COUNTY PUD
THE DALLES, OREGON

COLUMBIA GORGE INDUSTRIAL CENTER
ELECTRICAL ELEVATION

SHEET NO.
E2-01

PRELIMINARY



TriAxis
Engineering, Inc.

NO.	DATE	REVISION	DR	BY	APVD

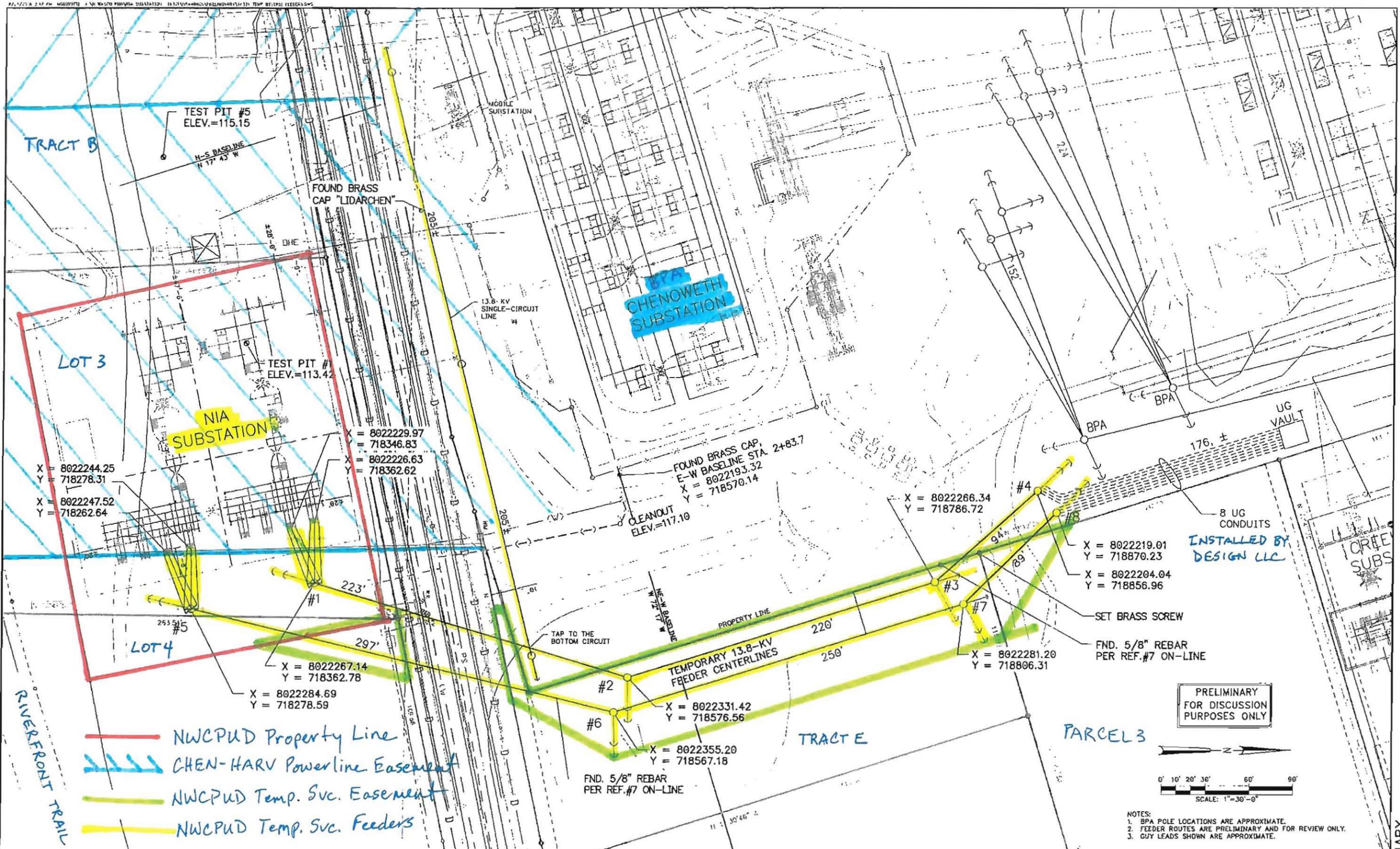
DESIGNED BY: P HAZEL	DATE: JUN 2016
DRAFTED BY: M GUIDOTTI	DRAWING NO.: 16321G3-01_02
CHECKED BY: P HAZEL	PROJECT NO.: 16321
APPROVED BY:	REVISION NO.: -

NORTHERN WASCO COUNTY PUD
THE DALLES, OREGON

COLUMBIA GORGE INDUSTRIAL CENTER
SUBSTATION PLAN - GRADING
OPTION C
OVERALL

SHEET NO.
G3-01

PRELIMINARY



- NWCPUD Property Line
- CHEN-HARV Powerline Easement
- NWCPUD Temp. Svc. Easement
- NWCPUD Temp. Svc. Feeders

NOTES:
 1. BPA POLE LOCATIONS ARE APPROXIMATE.
 2. FEEDER ROUTES ARE PRELIMINARY AND FOR REVIEW ONLY.
 3. GUY LEADS SHOWN ARE APPROXIMATE.

TriAxis
 Engineering, Inc.

DESIGNED BY: A PATEL	DATE: AUG 2016
DRAFTED BY: W OLSON	DRAWING NO: 16321 TAP/DISTRIB FEEDERS
CHECKED BY: A PATEL	PROJECT NO: 16321
APPROVED BY:	REVISION NO: B

CHENOWETH SUBSTATION

DISTRIBUTION FEEDERS
 NIA SUBSTATION
 TEMPORARY DISTRIBUTION FEEDERS

SHEET NO
 1

PRELIMINARY



RESOLUTION NO. P.C. 555-16

Adopting Conditional Use Permit Application #181-16 of Norther Wasco County PUD to site and construct a new electrical power substation. The properties are located at 4260 and 4280 River Trail Way and are further described as 2N 13E 21C t.l. 2800 & 300. Properties are zoned "I"- Industrial District.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has conducted a public hearing to consider the above request on September 15, 2016. 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 #181-16 and the minutes of the September 15, 2016 Planning Commission meeting, upon approval, provide 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.
CUP #181-16 is hereby *approved* with the following conditions of approval:
 1. All development must be completed in accordance with Land Use and Development Ordinance 98-1222.
 2. Approval of this Conditional Use Permit application also acts as approval of a Site Plan Review application.
 3. Detailed plans for buildings and other site improvements such as height, fencing and outdoor lighting will be reviewed as part of the building permit approval.
 4. Unless modified in this land use process, applicant must meet all development standards for the CFO overlay zone as contained in Section 5.100.040.
 5. General Landscaping which is identified as 'site screening landscaping' will not be required with this development. Parking lot landscaping will be required to be installed and meet the development standards.

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 16th DAY OF August, 2016.

Bruce Lavier, Chairman
Planning Commission

I, Richard Gassman, Planning Director 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 15th day of September, 2016.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST: _____
Richard Gassman, Planning Director
City of The Dalles