

RESOLUTION NO. P.C. 129-90

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF THE DALLES, APPROVING
TENTATIVE PLAT FOR SUBDIVISION NO.
28-90 TO CREATE 14 LOTS IN THE R-1 DISTRICT

I. **RECITALS:**

- A. The Planning Commission of the City of The Dalles has heretofore, on June 21 and July 19, 1990 conducted public hearings to consider tentative plat approval of subdivision application No. 28-90 relating to the following described property:

East 19th Street, directly adjacent north of the intersection of East 19th Street and View Court and described as Township 1 North, Range 13 East, Section 11BB, tax lot number 900.

- B. Said property is located in the R-1, Single Family Residential District. Applicant proposes a 14 lot residential subdivision which is an allowed use in the R-1 District.
- C. The Subdivision and Land Partitioning Ordinance #937, Section IV establishes provisions and design standards for approving subdivisions.

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. The application requesting approval of the tentative plat of the proposed subdivision application No. 28-90 is hereby approved with conditions, based upon the following Findings of Fact and Conclusions of Law:
1. Subdivision Ordinance: The use complies with The Dalles Subdivision Ordinance as it is determined to meet all requirements and standards as established in Section IV of the Ordinance.

2. Findings:

- a. The Planning Commission finds Oak Place is aligned approximately 5 feet west of the centerline of View Court.
- b. The Planning Commission finds the proposed length of the cul-de-sac is approximately 420 feet and is in compliance with the 500 foot discretionary limit.
- c. All infrastructure is proposed to be installed prior to street paving and meets all City specifications.
- d. The request complies with the street intersection standards.
- e. The Planning Commission finds that all utility easements shall be 15' minimum width and be located on lot lines or along Oak Place.
- f. No known environmental hazards are noted on the property.
- g. All infrastructure are proposed underground.
- h. The Planning Commission finds the proposal to be consistent with the requirements for lot line angles and street access.
- i. The Planning Commission finds the proposal does not meet the 100 foot minimum lot depth requirement. However, a variance was approved, allowing less than 100 foot lot depths.
- j. The Planning Commission finds no duplication of the proposed subdivision name and dedicated street name.

3. Conclusions:

- a. The proposed tentative subdivision plat complies with the design standards and requirements of the Subdivision Ordinance.
- b. The Planning Commission will forward this Resolution to The Dalles City Council for final plat approval for the proposed

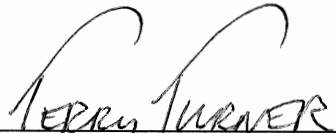
subdivision.

C. Based upon the above Findings of Fact and Conclusions of Law, the Planning Commission for the City of The Dalles hereby gives approval of tentative plat approval of subdivision application No. 28-90 subject to the following conditions of approval:

1. "Oak Place" shall be aligned with the centerline of View Court.
2. All infrastructure shall be installed prior to street paving.
3. All infrastructure improvements shall be made to City standards.
4. All easements shall be centered on lot lines or located along Oak Place and shall be 15' minimum width.
5. Erosion control measures approved by the City Engineer shall be implemented during all development phases.
6. Street lighting shall be documented on the preliminary plan and installed according to City specifications.
7. The subdivision name "Oak Grove" and the street name "Oak Place" shall be reviewed by the applicant to confirm that no duplication of said names in the County and City, respectively, are made.
8. No parking will be allowed on Oak Place and will be posted with "no parking" signs.

D. The Secretary of the Commission shall (a) certify to the adoption of the Resolution and (b) forthwith transmit a copy of the said Resolution to the City Council of the City of The Dalles.

APPROVED AND ADOPTED THIS 2ND DAY OF AUGUST, 1990.



Terry Turner, Chairman
Planning Commission

I, Dan Durow, 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 Planning Commission of the City of The Dalles, held on the 2nd day of August, 1990.

AYES:

NO'S:

ABSENT:

ABSTAIN:

ATTEST:



Secretary, Planning Commission