



**RESOLUTION NO. P.C. 445-05**  
**APPROVING SITE PLAN REVIEW APPLICATION 314-05 OF GARY BRACE TO OPERATE**  
**A SECOND AUTO SALE LOT AT THE FORMER WESTERN GARDEN LANDSCAPING &**  
**SUPPLY SITE. PROPERTY IS LOCATED AT 1303 W. 2<sup>ND</sup> STREET.**

**RECITALS:**

- A.** The Planning Commission of the City of The Dalles has on March 17, 2005 conducted a public hearing to consider the above request for property located at 1303 W. 2<sup>nd</sup> Street and further described as 2N 13E 33DB tax lot 1400. Property is zoned "CLI" – Commercial Light Industrial.
- B.** A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C.** Staff's report of SPR 314-05 and the minutes of the March 17, 2005 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.
- B.** Site Plan Review application 314-05 is hereby approved with the following conditions:
  - 1. Proposed development and final detailed plans will be reviewed and approved by the City Engineer per established standards.
  - 2. Signs will be applied for under a separate permit.
  - 3. The City Engineer will need to see the specifications and calculations of the existing oil/water separator prior to the paving of Phase III to ensure that the existing separator is appropriately sized for the development.
  - 4. A maintenance agreement for the Oil/Water separators must be on file with the City and the owner must submit annual reports to the City.
  - 5. A detailed landscaping plan, for both general landscaping and parking lot landscaping, will be required prior to final sign off on improvements.
  - 6. The off-street parking spaces will need to be lined (marked) and the ADA spaces will need to be appropriately marked and signed.
  - 7. The additional parking spaces will need to be marked as employees and test drive parking only.
  - 8. Pedestrian walkways will need to be clearly marked on the pavement. The applicant will also need to meet any state or federal requirements for pedestrian access, including ADA access to the building.
  - 9. External lighting shall not shine onto adjacent properties. Details of the proposed lighting will need to be submitted to the Community Development Department at the time of the building permit.
  - 10. No vehicle storage/staging/sales will be allowed in the Phase III area until the area has been paved and area connected to an approved oil/water separator.
  - 11. Inoperable vehicles will not be allowed to be stored at the site.

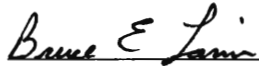
12. All landscaping is required to be a minimum of 40% live materials as well as irrigated with a permanent irrigation system. A detailed landscape plan showing size and type of plantings will be required prior to issuance of any permits.
13. Details of the irrigation system with a backflow prevention device will need to be shown on a revised site plan.
14. Planting bays will be required at the end of the parking row and will be required to be planted with one tree each. This will be required to be shown on the detailed landscaping plan.

## 2. 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 17<sup>th</sup> DAY OF MARCH 2005.



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Bruce Lavier, Chairman  
Planning Commission

I, Daniel C. Durow, Community Development 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 17<sup>th</sup> day of March 2005.

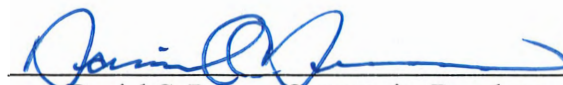
AYES: Lavier, Bryant, Ahlberg, Poppoff, Thomas, Wixon, Wilcox

NAYS:

ABSENT:

ABSTAIN:

ATTEST:



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Daniel C. Durow, Community Development Director  
City of The Dalles