

RESOLUTION NO. P.C. 402-98
APPROVING SUBDIVISION 42-98 OF WALTER & MARILYN ERICKSEN TO
SUBDIVIDE APPROXIMATELY 13 ACRES INTO 28 LOTS.

I. RECITALS:

A. The Planning Commission of the City of The Dalles has, July 16th, 1998, conducted a public hearing to consider the above request for property located adjacent to the Southern City limits between Mill Creek Road and Wright Street, described as Township 1 North, Range 13 East, Section 5, tax lot 1700.

B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.

C. Staff Report of Subdivision 42-98 and the minutes of the July 16th, 1998, Planning Commission meeting upon approval, provide the basis for this resolution and are herein attached 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. Subdivision 42-98 is hereby approved with the following conditions:

1. Reserve strips shall be dedicated at the at the Jordan Street corner with the unnamed street for the street frontage where no development is proposed, and across the end of Wright Street where Wright street meets the proposed future street.
2. All City of The Dalles and Wasco County Street standards, including construction detail, curb return radii, centerline radii, approach grades for intersections, general grades, ADA ramps, and access requirements shall be met, indicated on construction plans and approved by the City Engineer.
3. A street light shall be required at the intersection of the unnamed street and Mill Creek Road, and street signs, including traffic control signs, shall be installed by the Developer per the requirements of the City Engineer.
4. Street names shall be assigned as required by law.
5. The width of utility easements shall be as required by the Public Works Director in keeping with City easement policy for underground utilities.

6. Sidewalk constructed to City standards shall be required along the developing side of Wright Street (fronting Lots 25, 26, 27).
7. Fire hydrants shall be located per Fire Marshall requirements, and shall be installed per City standards.
8. Dust control and erosion control shall be required during construction of public improvements.
9. The City Engineer shall review and approve all construction detail plans prior to construction of any public improvements. Construction detail plans shall comply with City standards for public improvements.
10. Developer shall submit name and qualifications of proposed inspector who will assure that the project is built in accordance with standards and approved plans, and submit reports, test results and as-builts as required for review and approval of the Public Works Director prior to the final acceptance of streets and utilities by the City.
11. Public improvements shall be accepted in writing by the City, or bonded per the requirements of Subdivision Ordinance No. 937, prior to City approval of the final subdivision plat.
12. All relevant conditions of approval shall be shown on the final plat prior to City approval of the final plat. Conditions 1, and 4 to 7 are considered relevant final plat information.
13. The sanitary and storm line connections between Jordan and Wright Street are to be constructed in a straight line rather than following the outside boundary of the proposed subdivision as being proposed. The City Public Works Department will pay a justifiable cost differential.
14. The sanitary and storm lines on Wright Street need to be extended to the end of the subdivision boundary line, cleanouts installed, and ends capped for future extensions.
15. The proposed catch basins in the unnamed road between Mill Creek Road and Jordan Street shall be located in the low point in the roadway. The grade break will occur in a location that results in a half street drainage area of approximately 300 linear feet.
16. The existing, private storm line identified from Mill Creek Road to Jordan Street will need to be verified. If existing, this line can remain but the plat should reflect a private utility and easement. If not existing it needs to be eliminated from the plans.
17. Construction plans shall indicate how abandoned sanitary and storm lines will be treated.
18. Each lot will have separate water and sanitary services.

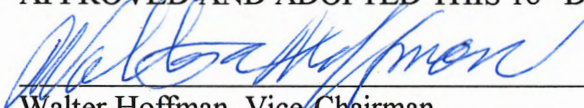
19. City Council approval of a connection to the Mill Creek transmission line is required prior to tapping the line.
20. If springs or groundwater are encountered during construction of improvements, the developer will stop work, submit a proposal, including construction plans and specifications sealed by a licensed professional engineer, for collecting and disposing of the water for the review and approval of the City Engineer, which review and approval shall occur within 7 to 10 days of submission of the plans. The City will allow a connection to the storm sewer system.

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 36 of the Zoning Ordinance, and must be filed with City Clerk with in ten (10) days of the date of 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 \$2,500.00 per day for the violation period and/or imprisonment in the County jail for a term not to exceed one (1) year.

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.

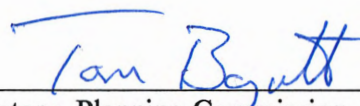
APPROVED AND ADOPTED THIS 16th DAY OF JULY, 1998.



Walter Hoffman, Vice-Chairman
Planning Commission

I, Tom Boyatt, 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 City Planning Commission, held on the 16th day of July, 1998.

AYES: Hoffman, Coggins, Lavier, Wilson
NOES:
ABSENT: Peters
ABSTAIN: Payne

ATTEST: 

Secretary, Planning Commission