

RESOLUTION NO. P.C. 401-98
APPROVING SITE PLAN REVIEW 254-98
OF J.D. HATTENHAUER TO SITE AND CONSTRUCT OFFICE SPACE FOR A FUEL
DISTRIBUTION BUSINESS

I. RECITALS:

A. The Planning Commission of the City of The Dalles has, July 2nd, 1998, conducted a public hearing to consider the above request for property located at large industrial property West of downtown grain elevators, described as Township 1 North, Range 13 East, Section 3BB, tax lot 100.

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

C. Staff Report of Site Plan Review 254-98 and the minutes of the July 2nd, 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. Site Plan Review 254-98 is hereby approved with the following conditions:

1. Signs are a separate permit process and will not be addressed through this application.
2. Show building height for this single story structure on the final plan.
3. Include drainage and grading plan on construction drawings. Parking area shall have a "lip" to direct drainage to the appropriate areas.
4. Handicap parking must conform to Oregon ADA standards.
5. Lights shall not shine onto adjacent properties.
6. Undeveloped portion of site will remain free of accumulated litter and debris.
7. The City Engineering Department shall review and approve the construction detail plan prior to building permit application.

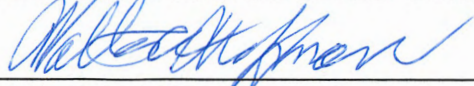
8. All conditions of approval shall be met prior to building permit application.
9. The final site plan shall reflect all applicable conditions of approval.
10. Applicant builds at their own risk if the federal easement impacts the property.

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 2nd 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 18th day of June, 1998.

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

ATTEST:  Bob Paul
 Secretary, Planning Commission for Tom Boyatt