

RESOLUTION NO. P.C. 399-98
APPROVING SUBDIVISION 43-98
OF RICH AND KAY TENOLD TO SUBDIVIDE 9.81 ACRES INTO 41 SINGLE FAMILY
RESIDENTIAL HOMES

I. RECITALS:

A. The Planning Commission of the City of The Dalles has, June 18th , 1998, conducted a public hearing to consider the above request for property located North of East 19th and West of Thompson Track, described as Township 1 North, Range 13 East, Section 11BA, tax lots 1000, and 1001.

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

C. Staff Report of Subdivision 43-98 and the minutes of the June 18th, 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 43-98 is hereby approved with the following conditions:

1. The developer and the City Attorney shall mutually agree to language which guarantees that the dedicated rights-of-way for future connections to E. 16th and E. 14th Streets shall revert in ownership from the public to the developer in the event that street connections are made on either street prior to the construction of E. 19th Street from its dead end at the subdivision intersecting street to Thompson Street. The language of this agreement shall be shown on the final plat. The City Council shall approve this agreement by signature on the final plat.
2. The City and the Developer shall reach an agreement acceptable to the City Attorney which binds the developer or future E. 19th property owners within the subdivision to paying the cost for a proportional share of the project cost similar to other property owners and based on lineal foot of property frontage of a half street improvement along the north side of the remainder of E. 19th Street eastward from the developed portion of E. 19th to the subdivision boundary line; which binds the developer or property owners abutting the undeveloped portion of the unnamed street proposed to connect north to E.

14th Street to paying the cost of full future street improvement up to the subdivision boundary; and, which binds the developer or property owners abutting the undeveloped portion E. 16th Street to paying the cost of full future street improvement up to the subdivision boundary.

3. The proposed dedicated right-of-way running northward from E. 16th to the property line for a future connection to E. 14th Street shall align its western edge with property line between tax lot 1100 on map 1N-13-11BA and tax lot 14000 on map 1N-13-2CD.
4. Reserve strips shall be dedicated at the property line for the proposed dedicated rights-of-way connecting to 16th Street and making the future connection to 14th Street, subject to the language in condition # 1.
5. A City approved permanent barricade shall be installed at the property boundary in the reserve strip in the proposed dedicated rights-of-way connecting to 16th Street, and at the eastern edge of the developed 19th Street.
6. All City of The Dalles 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.
7. Streets shall intersect at 90 degrees (except where not possible as indicated in the subdivision ordinance).
8. The portion of E. 19th Street being developed shall be designed and constructed by the developer to commercial collector standards as set forth in Subdivision Ordinance No. 937. The Developer shall be responsible for the design of the centerline profile of E. 19th for the full distance from the barricade at the dead end of the developed portion of E. 19th (at the subdivision intersecting street) to E. 19th's intersection with Thompson Street.
9. Right-of-way along the southern edge of the subdivision boundary needed for the future extension of E. 19th Street as designed per the centerline profile shall be dedicated to the public.
10. All "T" intersections shall be spaced 125 feet centerline to centerline.
11. Street lights shall be required at intersections, and street signs, including traffic control signs, shall be installed by the Developer per the requirements of the City Engineer.
12. Street names shall be assigned as required by law.

13. Evidence of a 20 foot utility easement across private property for sanitary and storm lines shall be provided. Standard easement language shall also be recorded with the deed of the granting property.
14. Water shall tie into the E. 19th water main, in addition to Quinton Street and 16th Street.
15. Sanitary sewer and storm sewer lines shall be extended to the edge of the developed portion of E. 19th Street for future connections.
16. Fire hydrants shall be located per Fire Marshall requirements, and shall be installed per City standards.
17. Dust control and erosion control shall be required during construction of public improvements.
18. 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.
19. 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.
20. 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.
21. All relevant conditions of approval shall be shown on the final plat prior to City approval of the final plat. Conditions 2, 5, and 17-20 are not considered relevant final plat information.

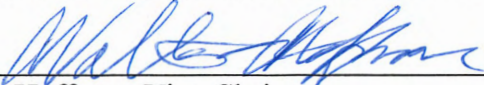
III. APPEALS, COMPLIANCE, AND PENALTIES

- 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 18th DAY OF JUNE, 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

NOES:

ABSENT: Quinn, Barrett, Coggins

ABSTAIN:

ATTEST: 

Secretary, Planning Commission