

RESOLUTION NO. P.C. 378-97
APPROVING SUBDIVISION 41-97 OF
LUPIN DEVELOPMENT FOR PRELIMINARY PLAT
APPROVAL TO DIVIDE 5 ACRES INTO 10 LOTS
OFF OF HONEY DO STREET

I. RECITALS:

A. The Planning Commission of the City of The Dalles has, August 7, 1997, conducted a public hearing to consider the above request for property located at Honey Do Street, described as Township 2 North, Range 13 East, Section 32AC, Tax Lot 7000 and 7002.

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

C. Staff Report of Subdivision 41-97 and the minutes of the August 7, 1997, 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 41-97 is hereby approved with the following conditions:

1. Per Subdivision Ordinance 937, Chapter Vlll, Section 9, tentative plan approval shall be valid for one year within which time the subdivider shall submit a final plan for approval and filing. The conditions of the tentative approval, including public improvements (or bonding) must be complete in order for the final plat to be accepted. The individual lots are not saleable until the final plat is filed.

2. Applicant must submit all infrastructure plans and specifications for review and approval by the City Engineer prior to construction. All City and State

standards are to be met with proper notice to the City and inspection thereby, as-built provided, and improvements accepted in writing by the City Engineer prior to final acceptance. The requirements of the various City Departments referenced under "Comments" (attachment 1) in Staff Report No. SUB. 41-97 are among the required specifications.

3. ADA ramps and appropriate crosswalks are to be depicted on plan and installed along West 10th Street in appropriate locations and approved by the City Engineer.
4. All underground utilities shall be installed prior to street surfacing.
5. Street light plans shall be documented, and street lights shall be installed as per City Engineer specifications and approved by Northern Wasco County Public Utility District. Street lights will be requested at intersection of West 10th and Honey Do Street.
6. The subdivision name, requested as Griffith Subdivision, shall be researched by the applicant through the County Surveyor, to assure non-duplication. The Street name will continue as Honey Do Street.
7. Driveways must be 20' apart and 5' from property line. Applicant must depict driveways on lots 1, 8, and 10. Lots 1 and 10 driveways shall be 5' off the Northerly property line.
8. The final plat shall be submitted along with the appropriate County fining fee within one year and shall substantially conform to the tentative approval.
9. Building permit applications will not be approved until storm water disposal is addressed through the Local Improvement District process or until the applicant proposes to address storm water in another manner.
10. Connection of catch basin on 10th into manhole at 10th and Honey Do will not be allowed until LID proceeds or applicant addresses storm water in another manner.

II. 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 7TH DAY OF AUGUST, 1997.



Thomas Quinn, Chairman
Planning Commission

I, Katie Skakel, 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 7th day of August, 1997.

AYES: Hoffman, Quinn, Peters, Lavier, Wilson

NOES:

ABSENT: Barrett, Coggins

ABSTAIN:

ATTEST: 

Secretary, Planning Commission