

RESOLUTION NO. P.C. 377-97
APPROVING SITE PLAN REVIEW 242-97 OF
NORTHERN WASCO PUD FOR CONSTRUCTION OF A
PROPOSED OFFICE, OPERATIONS CENTER, AND YARD.

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 on River Road, described as Township 2 North, Range 13 East, Section 33A, Tax Lot 300.

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 242-97 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. Site Plan Review 242-97 is hereby approved with the following conditions:

1. Prior to issuance of building permit, a complete set of landscaping, drainage, and construction drawings shall be submitted for approval by the City Engineer and Planning Department. (Refer to Site Plan Review Application Information).

2. Three hydrants are required. Two hydrants are shown on the plan and the third needs to be installed at a location approved by the Fire Marshal.
3. Curbing and a sidewalk are required along the entire property frontage.
4. Prior to approval of Building permit application, the storm water plan will need to meet City standards.
5. Driveway cuts will be required to meet APWA standards. Applicant must submit a new site plan review depicting three drive cuts. Two will be 15' wide maximum, both of which will be one-way traffic and the third driveway on the eastern side of site is limited to 24', with two-way traffic.
6. Annexation to the City of The Dalles will need to occur upon completion of site development.
7. To facilitate greater pedestrian access and safety, the applicant shall provide an ADA accessible ramp and walkway from the shortest practical accessible route between the sidewalk and the main entrance to the office.
8. Screening will need to be provided by an appropriate slatted fence or plantings around trash storage and operations yard.
9. All proposed street lighting needs to be shown on the plan and be arranged to direct away from adjacent properties.

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 within 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