

RESOLUTION NO. P.C. 375-97  
APPROVING SUBDIVISION 40-97 OF  
WES PULLEN FOR PRELIMINARY PLAT APPROVAL  
TO DIVIDE 10 ACRES INTO 50 LOTS BETWEEN  
10TH STREET AND WEST 8TH STREET, WEST OF  
POMONA STREET.

**I. RECITALS:**

A. The Planning Commission of the City of The Dalles has, July 3, 1997, conducted a public hearing to consider the above request for property located at 10th Street and West 8th Street, West of Pomona Street, and described as Township 2 North, Range 13 East, Section 29, Tax Lot 600.

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

C. Staff Report of Subdivision 40-97 and the minutes of the July 3, 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 40-97 is hereby approved with the following conditions:

1. Per Subdivision Ordinance 937, Chapter VIII, 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 City and inspection thereby, as-builts provided, and improvements accepted in writing by the City Engineer prior to final acceptance. The requirements of the various City Departments referenced under "Comments" in Staff Report No. SUB. 40-97 are among the required specifications.

3. ADA ramps and appropriate crosswalks are to be depicted on plan and installed along West 10th Street and West 8th 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.

6. The subdivision name is yet to be determined and shall be researched by the applicant through the County Surveyor to assure non-duplication.

## **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 3RD DAY OF JULY, 1997.



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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 3rd day of July, 1997.

AYES: Lavier, Hoffman, Quinn, Wilson, and Barrett

NOES:

ABSENT: Peters and Coggins

ABSTAIN:

ATTEST:   
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Secretary, Planning Commission