

RESOLUTION NO. P.C. 374-97
APPROVING SITE PLAN REVIEW 240-97 OF
CGT ENTERPRIZES, INC. TO CONSTRUCT AN 8800
SQUARE FOOT TOUR BUS MAINTENANCE STATION.

I. RECITALS:

A. The Planning Commission of the City of The Dalles has, April 17, 1997, conducted a public hearing to consider the above request for property located at 3500 Crates Way and described as Township 2 North, Range 13 East, Section 28D, Tax Lot 1700.

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 240-97 and the minutes of the April 17, 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 240-97 is hereby approved with the following conditions:

1. Water service cross connection may be required at building. A determination will be made at the time of construction.
2. An oil/water separator will be required.
3. The trash storage location and enclosure must be shown on site plan.

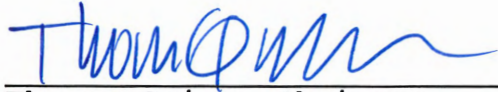
4. Prior to issuance of building permit, applicant shall submit a revised site plan indicating the grading and drainage plan, storm sewer connection, detail landscaping plan, and parking lot design to insure all vehicles remain on paved surfaces during normal operation.
5. There is concern about the size of the primary parking lot and the amount of paving that will be provided. This needs to be clarified by the applicant.
6. The secondary driveway (the 40' electric gate access) needs to be shifted to the west slightly to avoid the catch basin in Crates Way.
7. The handicap parking space and access way to the office must conform to ADA standards.
8. All City standards shall be met including requirements of The Dalles Utility and Fire Departments.
9. System development charges shall be paid in full prior to issuance of a building permit.
10. All proposed and future lighting shall be arranged so as not to cast light on adjoining properties and uses.
11. All advertising signs will require a permit from the planning office.

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 17TH DAY OF APRIL, 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 17th day of April, 1997.

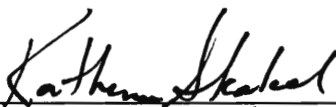
AYES: Coggins, Quinn, Peters, Lavier, Wilson, Barrett

NOES:

ABSENT: Hoffman

ABSTAIN:

ATTEST:



Secretary, Planning Commission