

RESOLUTION NO. P.C. 373-97
APPROVING SUBDIVISION 39-97 OF
BILL WADDLE FOR PRELIMINARY PLAT APPROVAL
TO DIVIDE 5.88 ACRES INTO A 17 LOT SUBDIVISION

I. RECITALS:

A. The Planning Commission of the City of The Dalles has, April 3, 1997, conducted a public hearing to consider the above request for property located at Scenic Drive and described as Township 1 North, Range 13 East, Section 3CC, Tax Lot(s) 12700 and 12800.

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

C. Staff Report of Subdivision 39-97 and the minutes of the April 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 39-97 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 and Oregon Health Division (water) 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.

3. ADA ramps are to be installed along Scenic Drive in appropriate locations and approved by the City Engineer.

4. All reasonable and standard signage and safety devices shall be employed for blasting. Prior warnings (press releases, etc), including notice to the City at least 24 hours in advance of each blasting session shall be required.

5. Street lights shall be provided by the developer per the plan devised by the Northern Wasco County Public Utility District.

6. The applicant shall on the final plat mark the approved roads as private roads.

7. Prior to any subdivision construction a favorable engineer's report pursuant to Section 25.1(a) of the zoning ordinance, describing any geologic hazard problems, and offering site specific alternatives to resolve those problems, shall be received and approved by the Planning Department.

8. The developer shall provide an easement upon which a trail shall be constructed to allow access between the end of the existing trail leading from 14th Street through to East Scenic Drive. The trail shall be maintained by the Homeowners Association.

III. APPEALS, COMPLIANCE, AND PENALTIES

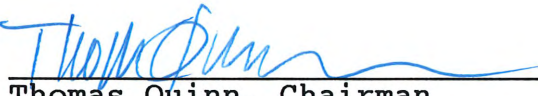
A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 36 of the Zoning Ordinance, and must be filed with City Clerk with in ten (10) days of the date of resolution.

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 3RD 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 3rd day of April, 1997.

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

NOES:

ABSENT: Hoffman

ABSTAIN:

ATTEST: 
Secretary, Planning Commission