

RESOLUTION NO. P.C. 372-97
APPROVING SITE PLAN REVIEW 239-97 OF
DON NIELSEN TO APPROVE CONSTRUCTION FOR A
DAIRY QUEEN RESTAURANT.

I. RECITALS:

A. The Planning Commission of the City of The Dalles has, March 20, 1997, conducted a public hearing to consider the above request for property located at 403 Cherry Heights Road and described as Township 2 North, Range 13 East, Section 33D, Tax Lot 1302.

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 239-97 and the minutes of the March 20, 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 239-97 is hereby approved with the following conditions:

1. The unused portions of the lot shall be maintained for a neat appearance in the interim period preceding development.
2. Proposed uses shall not create nuisance by insects or rodents, or by health or fire hazards. Outdoor trash areas shall be secured and screened.
3. Applicant shall provide for bicycle parking near the entrances to the establishment.
4. All lighting shall be arranged to direct away from adjacent properties.

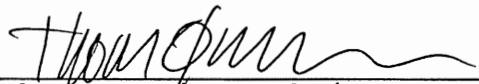
5. Proposed signs shall not interfere with traffic or limit visibility by size, location, or illumination. All future signs must be permitted separately by the Planning Office.
6. A complete set of landscaping, drainage, and construction drawings shall be submitted for approval by the City Engineer and Planning Department prior to Building Permit sign-off.
7. To facilitate greater pedestrian access and safety, the applicant shall provide an ADA accessible ramp, walkway, and painted crosswalk from the sidewalk on Cherry Heights to the building.

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 20TH DAY OF MARCH, 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 20th day of March, 1997.

AYES: Coggins, Hoffman, Quinn, Lavier, Wilson

NOES:

ABSENT: Peters, Barrett

ABSTAIN:

ATTEST: *Katia Stead*
Secretary, Planning Commission