

RESOLUTION NO. P.C. 370-97
APPROVING SITE PLAN REVIEW 237-97 OF
CRESTLINE CONSTRUCTION TO CONSTRUCT A 5,000
SQUARE FOOT SHOP/OFFICE BUILDING.

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 3875 Crates Way, and described as Township 2 North, Range 13 East, Section 28D, Tax Lot 1200.

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 237-97 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 237-97 is hereby approved with the following conditions:

1. The parking lot shall be designed according to the requirements of Section 27 "Off-Street Parking", including provisions for paving, striping, lighting, and perimeter landscaping.
2. All City standards shall be met including requirements of The Dalles Public Works Department and Mid-Columbia Fire and Rescue Department.
3. Prior to Planning Commission approval, applicant shall

submit a revised site plan indicating the existing sidewalk, a sewer and water connection, a preliminary grading and drainage plan and storm sewer connection. Roof drain connection should also be shown.

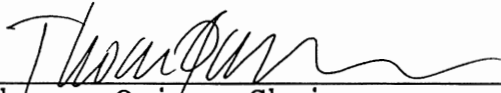
4. Label the storm outfall easement on the plan.
5. System development charges shall be paid in full prior to issuance of a building permit.
6. All proposed and future lighting shall be arranged so as not to cast light on adjoining properties and uses.
7. All advertising signs will require a permit from the planning office.
8. All ADA requirements shall be met. The HC parking spaces shall have required access aisles and signs.
9. A complete set of construction drawings, drainage, and landscaping plans etc. will be required before final approval by the Planning Department and City Engineer, according to our site plan review checklist and schedule.
10. The entrance drive must be 5' from the property line and have a 35' width (max 40') with a second drive 20' max width. The second drive needs to be 5' from the property line and have a defined point of exit by utilizing curb cuts and landscaping.

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: 

Secretary, Planning Commission