

RESOLUTION NO. P.C. 364-96
APPROVING SITE PLAN REVIEW 232-96 OF
LAJUAN LINGO TO BUILD A DRIVE-
THROUGH COFFEE SHOP.

I. RECITALS:

A. The Planning Commission of the City of The Dalles has, October 3, 1996, conducted a public hearing to consider the above request for property located at Terminal Avenue, and described as Township 2 North, Range 13 East, Section 33DC, Tax Lot(s) 700.

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 232-96 and the minutes of the October 3, 1996, 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 232-96 is hereby approved with the following conditions:
1. All of the following conditions must be met prior to issuance of a building permit.
 2. 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 and curbing.
 3. All City standards shall be met. A complete drainage plan and as-built grading plan must be submitted to City Engineer for approval.
 4. System development charges shall be paid in full upon issuance of a building permit.
 5. All proposed and future lighting shall be arranged so as not to cast light on adjoining properties and uses.
 6. All advertising signs will require a permit from the Planning Department.
 7. All ADA requirements shall be met. The HC parking spaces

shall have required access aisles and signs.

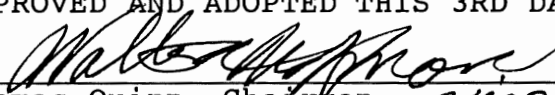
8. A complete landscaping plan shall be submitted to Planning Department.

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 OCTOBER, 1996.



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 October, 1996.

AYES: Coggins, Hoffman, Peters, Lavier, Barrett

NOES:

ABSENT: Wilson, Quinn

ABSTAIN:

ATTEST: 

Secretary, Planning Commission