

RESOLUTION NO. P.C. 361-96  
APPROVING SITE PLAN REVIEW 230-96 OF  
XARCHITECTURE TO BUILD A REPLACEMENT FACILITY  
FOR WASCO ELECTRIC COOPERATIVE

**I. RECITALS:**

A. The Planning Commission of the City of The Dalles has, September 19, 1996, conducted a public hearing to consider the above request for property located at 730 Pomona Street West, and described as Township 2 North, Range 13 East, Section 32AA, Tax Lot(s) 1300, 1400, 1600, and part of 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 230-96 and the minutes of the September 19, 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 230-96 is hereby approved with the following conditions:

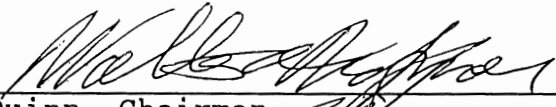
1. All requirements of the Public Works Department must be met prior to issuance of building permit.
2. Any future lighting shall be arranged to direct light away from adjacent properties.
3. Any future sign will require a separate sign permit from the Planning Department.
4. Prior to issuance of a building permit, applicant shall provide proof of either a written lease agreement, or submission of an application for lot line adjustments.
5. Applicant shall work with City staff and Chenowith Irrigation Cooperative to determine if a drainage plan shall be prepared to address potential concerns regarding runoff from the outdoor storage area of the property.

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 19TH DAY OF SEPTEMBER, 1996.

  
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Thomas Quinn, Chairman  
Planning Commission

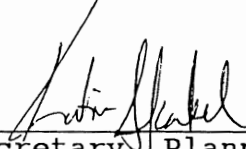
I, Katie Skakel, Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 19th day of September, 1996.

AYES: Coggins, Hoffman, Peters, Lavier, Wilson

NOES:

ABSENT: Quinn, Barrett

ABSTAIN:

ATTEST:   
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Secretary, Planning Commission