

RESOLUTION NO. P.C. 346-96  
APPROVING SITE PLAN REVIEW NO. 223-96 OF  
CHENOWITH IRRIGATION COOPERATIVE  
TO BUILD A NEW AND LARGER OFFICE

**I. RECITALS:**

- A. The Planning Commission of the City of The Dalles has, on this day, conducted a public hearing to consider the above request for use of property located at 2312 West 8th Street and described as Township 2 North, Range 13 East, Section 32DA, Tax Lot 1200.
- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report Site Plan Review 223-96 and the minutes of the March 21, 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:

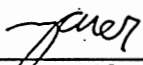
- A. In all respects as set forth in Recitals, Part "I" of this resolution.
- B. Site Plan Review 223-96 is hereby approved with the following conditions:
  - 1. All City standards shall be met including requirements of The Dalles Utility Department.
  - 2. All requirements of The Wasco County Rural Fire Department.
  - 3. All ADA requirements shall be met.
  - 4. Execute a Waiver of Remonstrance for future street improvements including storm sewer, curbs, gutters and sidewalks of West 8th and Myrtle Streets.
  - 5. Curbs and 5' sidewalk shall be provided along the West 8th Street frontage as an integral part of this project.

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 \$250.00 per day for the violation period.

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 21ST DAY OF MARCH, 1996.

  
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Terry Turner, 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 21st day of March, 1996.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:   
\_\_\_\_\_  
Secretary, Planning Commission