

RESOLUTION NO. PC 344-96 APPROVING
CONDITIONAL USE PERMIT NO. 94-96 OF HUGHES FEED & GRAIN, INC. FOR
EXPANSION OF EXISTING RETAIL STORE TO ADD 36' X 16'
WOOD STRUCTURE WITH METAL SIDING (TO MATCH EXISTING BUILDINGS)
ON NE CORNER OF STORE ALONG MONROE STREET.

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 described as:

723 East 3rd Street, described as Township 1 North, Range 13 East, Section 3DB, Tax Lot 1300

B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.

C. Staff Report No. CUP 94-96 and the minutes of February 15, 1996, 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 respect as set forth in Recitals, Part "I" of this resolution,

B. Conditional Use Permit 94-96 is hereby approved with the following conditions:

1. All requirements of the City Utilities, Transportation, and Fire Departments, and the Oregon State Building Codes Office shall be met.

2. All future lighting shall be arranged to direct light away from adjoining properties.

3. Landscaping of 54 sq ft is to be required or benches (or alternatives) on landscaping plan which is to be approved by staff. Parking requirement is to receive a variance.

4. Sign permit will be required by the Planning Office prior to installation of any permissible future signs.

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 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) forthwith transmit a copy of said Resolution to City Council of the City of The Dalles; © transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 15TH DAY OF FEBRUARY, 1996.

Kenneth H. Famer, acting Chair

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 15th day of February, 1996.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: *Katie Skakel*

Secretary, Planning Commission

RESOLUTION 344-96
FEBRUARY 15, 1996