

RESOLUTION NO. P.C.339-96

APPROVING SITE PLAN REVIEW 221-95 OF ARAMARK UNIFORM SERVICES, INC. TO USE AN 8,300 SQUARE FOOT BUILDING FOR THE DISTRIBUTION OF UNIFORMS.

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 3023 East 2nd Street, described as 1N-13E-1BD Tax Lot 200. This property is located in an "M-1" Light Industrial zone.

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

C. Staff Report Site Plan Review No. 221-95 and the minutes of the January 4, 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 No. 221-95 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. In response to the Wasco County Road Department recommendation, the driveway apron shall be paved to provide a defined entry way to the structure. The driveway apron shall be limited to fifty feet of width.
2. All City standards shall be met including requirements of The Dalles Public Utility Department and the Wasco Rural Fire District. A fire hydrant shall be supplied at a location approved by the Fire Marshal.
3. Prior to issuance of a building permit, applicant shall submit a revised site plan indicating definition of driveways and definition of street trees. Specifically, that trees planted along Creek and along edge of right of way be conducive to site and that trees not grow in excess of twenty feet due to interference with utility lines. The Site Plan shall be reviewed and approved by the Planning Department staff.
4. All proposed and future lighting shall be arranged so as not to cast light on adjoining properties and uses.

5. All advertising signs will require a permit from the planning office.
6. All ADA requirements shall be met. The HC parking spaces shall have required access aisles and signs.
7. No outdoor storage will be allowed on site.

III. APPEALS, COMPLIANCE, AND PENALTIES

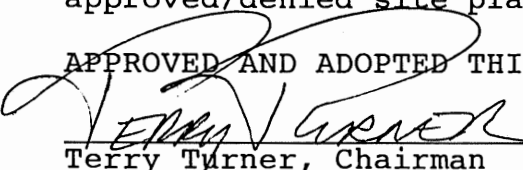
A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 36 of the Zoning Ordinance, and must be filed with City Clerk with in ten (10) days of the date of this resolution.

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 t h e 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 4th of January, 1996


Terry Turner, Chairman

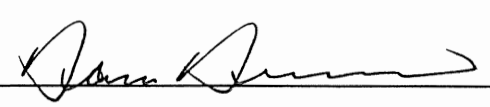
I, Dan Durow, Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 4th day of January, 1996.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:  Secretary