

RESOLUTION NO. P.C. 338-95  
APPROVING SITE PLAN REVIEW 220-95 OF MICHAEL FILASETA AND MICHELLE  
GEARY, TO CONVERT 145 SQ.FT. OF COVERED AREA UNDER FRONT PORCH OF  
RESIDENCE INTO COMMERCIAL RETAIL SPACE.

**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 3020 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. 217-95 and the minutes of the September 7, 1995, 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. 217-95 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 Utility and Fire Departments. A fire hydrant shall be supplied at a location approved by the Fire Marshall.
3. Prior to issuance of a building permit, applicant shall submit a revised site plan indicating definition of driveways and definition of street trees. The Site Plan should 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.

**III. APPEALS, COMPLIANCE, AND PENALTIES**

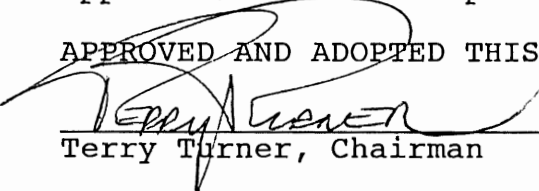
A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 36 of the Zoning Ordinance, and must be filed with City Clerk within ten (10) days of the date of resolution.

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) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 7th DAY OF SEPTEMBER, 1995

  
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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 7th day of December, 1995.

AYES: Turer, Quinn, Hoffman, Maier, Barrett, Peters

NOES: 0

ABSENT: Ken Farner

ABSTAIN: 0

ATTEST: \_\_\_\_\_ Secretary