

RESOLUTION NO. P.C. 332-95

APPROVING SITE PLAN REVIEW 214-95 TO USE THE EXISTING BUILDING AS
A THRIFT STORE AND TO SERVE COMMUNITY MEALS

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 315 West 3rd Street located in a "CB" Central Business zone, described as 1N-13-3BB:1800.

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

C. Staff Report Site Plan Review 214-95 and the minutes of the July 6, 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. 214-95 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.
2. All City standards shall be met including requirements of The Dalles Public Works and Fire Departments.
3. All proposed and future lighting shall be arranged so as not to cast light on adjoining properties and uses.
4. All advertising signs will require a permit from the planning office.
5. All ADA requirements shall be met. The HC parking spaces shall have required access aisles and signs.
6. A screened trash enclosure area shall be added to the final site plan for approval by the Planning Office.

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

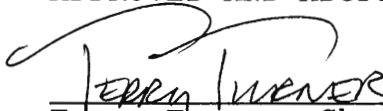
be filed with City Clerk with in ten (10) days of the date of resolution.

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

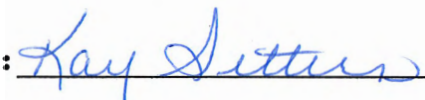
APPROVED AND ADOPTED THIS 6th DAY OF JULY, 1995



Terry Turner, Chairman

I, Scott Keillor, 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 6th day of July, 1995.

AYES: Turner, Quinn, Maier, Hoffman, Peters
NOES: None
ABSENT: Barrett
ABSTAIN: Farner

ATTEST:  Secretary