

RESOLUTION NO. P.C. 325-95
APPROVING SITE PLAN REVIEW NO. 210-95 OF WES PULLEN
TO DEMOLISH EXISTING AUTO REPAIR SITE AND PROVIDE FOR SALE OF
NEW AND USED MANUFACTURED HOMES

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 1320 West 2nd Street, described as 2N-13E-33C, tax lot 900.

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. 210-95 and the minutes of the May 4 & 18, 1995, Planning Commission meetings 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. 210-95 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, drainage, lighting, and perimeter landscaping.
2. All City standards shall be met including requirements of The Dalles Utility and Fire Departments. Storm drainage to be approved by the Public Works Department.
3. Applicant is encouraged to include some "Canopy" street trees along West 2nd Street.
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. Unused portions of the lot shall be maintained for a neat appearance. All used manufactured homes shall be whole and in good repair and appearance. Only incidental repair work required for setup and removal of homes for

sale will be allowed.

8. Consistent with the request, only fourteen units including the sales office will be allowed on site at any one time. Changes in lot layout require pre-approval by the Planning Office to ensure that the traffic flow and fire lanes are maintained.

III. APPEALS, COMPLIANCE, AND PENALTIES

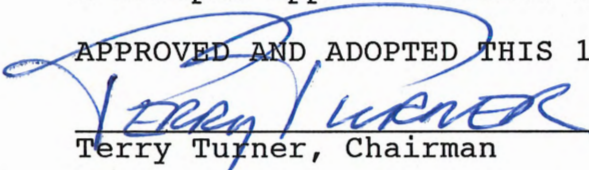
A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 36 of the Zoning Ordinance, and must be filed with City Clerk within ten (10) days of the date of resolution.

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 18TH DAY OF MAY, 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 18th day of May, 1995.

AYES: Barrett, Peters, Maier, Turner, Farner, Hoffman

NOES: None

ABSENT: Quinn

ABSTAIN: None

ATTEST:  Secretary