

RESOLUTION NO. P.C. 319-95
APPROVING SUBDIVISION 37-95 OF COLUMBIA GORGE DEVELOPMENT
TENTATIVE APPROVAL TO DIVIDE A 22.27 ACRE PARCEL INTO 11 LOTS

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 between West 2nd and West 6th Streets, and between the Thompson Park and Fred Meyer at West 5th Place, and described as Township 1 North, Range 13 East, Section 4AA, Tax Lots 400, 501, 701, 800; 1N-13-4AB: Tax Lots 100, 300; and 2N-13-33D: Tax Lots 3500, 3600, 3700, 3800.

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

C. Staff Report Subdivision #37-95 and the minutes of the April 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. Subdivision 37-95 is hereby tentatively approved with the following conditions:

1. Per Subdivision Ordinance 937, Chapter VIII, Section 9, tentative plan approval shall be valid for one year within which time the subdivider shall submit a final plan for approval and filing. The conditions of the tentative approval, including public improvements (or bonding) must be complete in order for the final plat to be accepted. The individual lots are not saleable until the final plat is filed.

2. Applicant must submit all infrastructure plans for approval by the City Engineer and Oregon DEQ (sanitary sewer) prior to construction. All City and State standards are to be met with proper notice to City and inspection thereby, as-builts provided, and improvements accepted in writing by the City Engineer prior to final acceptance.

3. Standard sidewalks are to be installed on West 2nd Street frontage of Lots 1 & 2, Block 3 at the time said lots are developed.

4. The Northern Wasco County Parks and Recreation District and the

City of The Dalles must be given signature lines on the final plat for the following land dedications for street purposes:

a. Public dedication by the NWC Parks and Recreation District of a segment of Thompson Park land indicated for a new entrance, which boundaries are to be flexible until an entry grade and improvements are surveyed by the developer and clearly given on the final plat. Subdivider is to indicate a public access easement as required across a segment of the northeast corner of Lot 2, Block 1 for ingress and egress to the Thompson Park, again as required and agreed to by the parties.

b. Dedication of a 67'x 15' (average depth) segment of City property as an extension of the West 6th Street R.O.W. to provide Safeway drive entrance and exit purposes from West 6th Street. City has determined this parcel to be otherwise unusable for any public purpose.

5. Subdivider is to provide a water truck on site at all times to control dust during construction.

6. All reasonable and standard signage, safety devices and neighborhood etiquette shall be employed for blasting. Prior warnings (press releases, etc), including notice to the City and ODOT at least 24 hours in advance of each blasting session shall be required.

7. Street lights shall be provided by the developer per the plan devised by the Northern Wasco County Public Utility District.

8. Subdivider, together with owner of Lot 2, Block 1, shall provide a detail of traffic flow and proper controls at the Park entrance/commercial loading/Cherry Heights intersection to be approved by the Planning Director and City Engineer prior to construction.

9. All lots shall provide on site street trees to meet the Planning Commission's approval in lieu of public street trees (within the R.O.W.) at the time of site plan review. In addition, shared drive entrances shall be provided wherever possible to avoid traffic congestion.

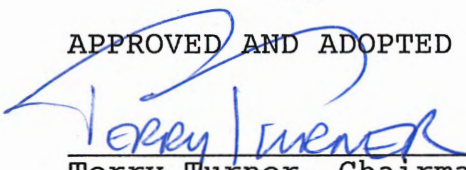
10. The new intersection of Mt. Hood Street at West 6th Street shall be a three way stop with no center turn lane on West 6th Street. Crosswalks shall be provided at all three new intersections (includes Cherry Heights at Mt Hood and Cherry Heights at West 2nd Street).

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 APRIL, 1995.



Terry Turner, Chairman
Planning Commission

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 April, 1995.

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

NOES: None

ABSENT: None

ABSTAIN: Farner

ATTEST: 

Secretary, Planning Commission