

RESOLUTION NO. P.C. 318-95
APPROVING SITE PLAN REVIEW NO. 206-95 OF SAFEWAY STORES TO
CONSTRUCT A RETAIL COMPLEX

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 Street, between the Thompson Park and Fred Meyer at West 5th Place, and described as Township 1 North, Range 13 East, Section 4AA, Tax Lot 400, 501, 701, 800; 1N-13-4AA tax lots 100 & 300; and 2N-13-33D tax lots 3500, 3600, 3,700 and 3,800.

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

C. Staff Report Site Plan Review 206-95 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. Site Plan Review 206-95 is hereby approved with the following conditions:

1. All potential occupants of Block 1 shall be screened by the planning department to ensure that they are a permitted use that meets the design standards of the "CG" zone.

2. This site plan approval is contingent on a tentative subdivision plan approval to ensure that planned public streets are accepted and built.

3. Outdoor storage shall be effectively screened by a wall, fence or planting so that such materials will not be visible from a public way.

4. The unused portions of the lot shall be maintained for a neat appearance in the interim period preceding development.

5. Proposed uses shall not create nuisance by insects or rodents, or by health or fire hazards. Outdoor trash areas should be secured and screened.

6. The dedicated street access to the park should be constructed by the applicant (or subdivider) to meet City standards, including bike lane and sidewalk.

7. Applicant shall provide for bicycle parking near the entrances to all three establishments.

8. To ensure proper pedestrian safety on the adjacent proposed trail system through visibility and separation, the applicant shall:

a. maintain plantings to a 4' height limit along the south property line;

b. plant only evergreens along the east property line;

c. provide a 4' cyclone fence on the Safeway side of the planting strip (inside the property line) to avoid trash blowing into the landscape buffer and being trapped; and

d. review the planting list with the Parks Superintendent to ensure appropriate plantings for pedestrian safety on the proposed trail.

9. All lighting shall be arranged to direct away from adjacent properties.

10. Proposed signs shall not interfere with traffic or limit visibility by size, location, or illumination. All future signs must be permitted separately by the Planning Office.

11. Applicant to provide a separated east/west walkway connection from Mt. Hood Street to the shopping complex.

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.

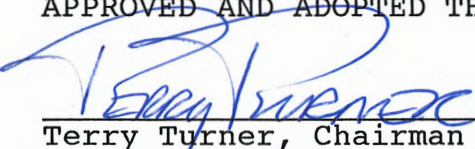
B. Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this permit.

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.

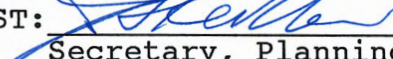
APPROVED AND ADOPTED THIS 6TH DAY OF APRIL, 1995.



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, Barrett, Quinn, Peters, Maier, Hoffman
NOES: none
ABSENT: none
ABSTAIN: Farner

ATTEST: 

Secretary, Planning Commission