

RESOLUTION NO. P.C. 312-95
APPROVING TENTATIVE PLAN FOR SUBDIVISION NO. 36-94
OF WES PULLEN TO CREATE 12 LOTS KNOWN AS
WES PULLEN SUBDIVISION

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 2424 West 8th Street, just east of Verdant, described as Township 2 North, Range 13 East, Section 32DB, tax lot 302.

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

C. Staff Report No. Subdivision 36-94 and the minutes of the January 5, 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 No. 36-94 is hereby approved with the following conditions:

1. All infrastructure - streets, curbs, sidewalks, etc., shall be documented on plans and built to City Engineer specifications to insure compliance with City standards.
2. All underground utilities shall be installed prior to street surfacing or resurfacing. Adequate utility easements shall be provided for all utilities and are to be shown on the final plat. The final plan shall give a standard 50 R.O.W. street that may be foreshortened.
3. Street light plans shall be documented, and street lights shall be installed as per City Engineer specifications. Three light pole bases and conduit shall be installed in locations coordinated with the PUD.
4. Developer shall work with the City to develop a street tree plan for approval by the Planning Director.
5. The subdivision name and the new street name when determined shall be researched with the Wasco County Surveyor's office to avoid name duplication within the county.

6. The final plat shall be submitted along with the appropriate County filing fee within one year and shall substantially conform to the tentative approval.
7. Applicant shall obtain a Road Approach permit from the Wasco County Public Works Department. Storm drainage plans shall be approved by the City and County prior to development.

III. APPEALS, COMPLIANCE, AND PENALTIES

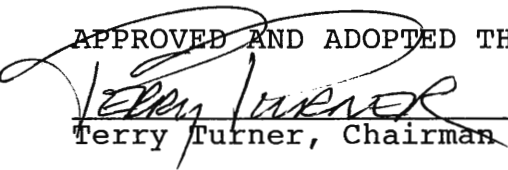
A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 36 of the Zoning Ordinance, and must be filed with City Clerk with in ten (10) days of the date of resolution.

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 5TH DAY OF JANUARY, 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 5th day of January, 1995.

AYES: Turner, Barrett, Hoffman, Peters, Quinn

NOES: None

ABSENT: Farner and Maier

ABSTAIN: None

ATTEST: 

Secretary