

RESOLUTION NO. P.C. 311-95  
APPROVING SITE PLAN REVIEW NO.200-94  
OF JERRY WARD TO CONSTRUCT AN INDUSTRIAL MINI MALL

**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 1315 West 2nd Street, described as T2N-R13E-33D, tax lot 1300.

**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. 200-94 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.** Site Plan Review No. 200-94 is hereby approved with the following conditions:

1. All requirements of the State Building Codes Agency, DEQ, and The Dalles Public Works and Fire departments shall be met.

2. Applicant shall provide a written statement per each potential building occupant for departmental approval considering:

a. permitted uses per the "M-1" and "CG" zones;

b. potential nuisances and outdoor storage needs, for which added conditions may result;

c. number of employees and business type to determine SDCs and fire suppression needs, for which added conditions may result; and

d. all conditions must be met prior to building occupancy.

3. Five foot sidewalks shall be installed along the West 2nd Street frontage commensurate with Phase III development or within 2 years. A 15' front setback is required.

4. All Section 27 parking lot design standards, including paving, drainage, curbs, lighting, and landscaping shall

be met. Applicant may reconfigure parking layout to the approval of the Planning Director to reduce pavement within code specifications

5. Any future lighting shall be arranged to direct from adjacent properties.
6. Proposed signs shall not interfere with traffic or limit visibility by size, location, or illumination. All signs require a separate permit application.
7. The site shall be maintained for a neat appearance.
8. Applicant shall be in full compliance with conditions prior to approval of subsequent phases.

### **III. APPEALS, COMPLIANCE, AND PENALTIES**

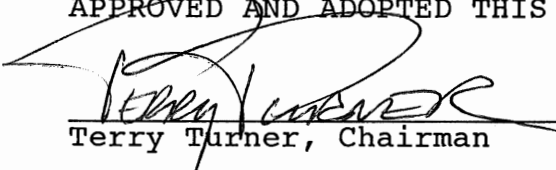
A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 36 of the Zoning Ordinance, and must be filed with City Clerk with in ten (10) days of the date of resolution.

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

  
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Terry Turner, Chairman

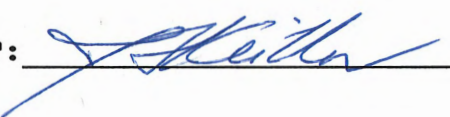
I, Scott Keillor, Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 5th day of January, 1995.

AYES: Turner, Peters, Barrett, Quinn, Hoffman

NOES: None

ABSENT: Farner, Maier

ABSTAIN: None

ATTEST:  Secretary