

RESOLUTION NO. P.C. 284-94
APPROVING SITE PLAN REVIEW 191-94 OF M. F. MARTIN AND SONS
TO CONVERT EXISTING BLOCK BUILDING TO RETAIL AND/OR OFFICE SPACE

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 1012 Trevitt Street, described as Township 1 North, Range 13 East, Section 4AD, Tax Lot 5500.

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

C. Staff Report Site Plan Review 191-94 and the minutes of the April 7, 1994, 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 191-94 is hereby approved with the following conditions:
1. Use of the building is limited to those permitted under Section 12.2.A. of the Zoning Ordinance.
 2. A landscaping plan shall be submitted to indicate at least 305 square feet of total landscaping. At least 195 square feet of the required landscaping shall be used to screen and separate the lot from adjacent lands and uses.
 3. A revised parking lot plan should be submitted along with the required landscaping plan to insure compatibility. The lot shall be striped to the dimensional standards of Section 27 of The Zoning Ordinance with no less than 4 spaces including one handicap space.
 4. Plans required by conditions 2 and 3 shall be submitted for Planning Department approval prior to issuance of a building permit. Completion of landscaping and parking improvements is required prior to occupancy.
 5. All construction shall meet Uniform Building Code and Americans With Disabilities Act standards.
 6. If trash can not be contained inside, a designated and screened exterior trash containment area is required.

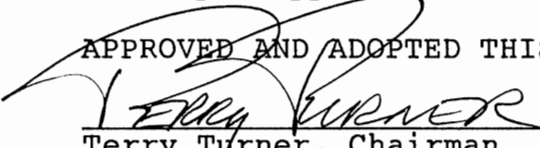
7. All exterior lighting shall be directed away from adjoining property and all signs shall require permitting by the Planning Office.

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 7TH DAY OF APRIL, 1994.



Terry Turner, Chairman
Planning Commission

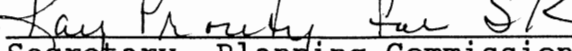
I, Scott Keillor, Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 7th day of April, 1994.

AYES: Terry Turner, Walter Hoffman, Ken Farner, Marianne Barrett,
David Peters, Rod Runyon

NOES: None

ABSENT: Michael Maier

ABSTAIN: None

ATTEST: 

Secretary, Planning Commission