

RESOLUTION NO. P.C. 283-94  
APPROVING SITE PLAN REVIEW 189-94  
OF WESTERN STATIONS - REBUILD SERVICE STATION

**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 2914 West Sixth Street, described as Township 2 North, Range 13 East, Section 33BB, Tax Lot 2100.
- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report Site Plan Review 189-94 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 189-94 is hereby approved with the following conditions:
1. Detailed infrastructure and street improvement design drawings must be submitted for the City Engineer's approval prior to construction.
  2. All construction must meet DEQ, UBC, UFC, ADA, and City standards.
  3. All lighting shall be arranged to direct light away from adjacent properties and signs require issuance of sign permits from the Planning Department.
  4. A 25' street dedication to widen West 6th Street is required. City Council acceptance will be sought upon completion of the following street improvements.

West 6th Street shall be widened and paved to match the new curb line. The curb line shall return to the existing paved edge of west 6th Street at the southern edge of the south driveway per the approval of the City Engineer. Additional improvements may be required as per the City Engineer's review and approval of applicant's street design drawings. All street design and improvements shall be at the developer's expense.

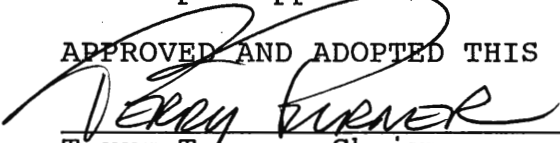
5. Sanitary sewer system development charges (SDC's) are to be determined and due when the car wash is built. SDC's may be waived if the water is 100% recycled. An oil and water separator is required.
6. All required site improvements shall be completed prior to occupancy.

### 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.

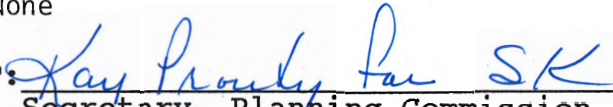
The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 7TH DAY OF APRIL, 1994.

  
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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, Rod Runyon, Marianne Barrett,  
NOES: None David Peters  
ABSENT: Michael Maier  
ABSTAIN: None

ATTEST:   
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Secretary, Planning Commission