

RESOLUTION NO. P.C. 282-94  
APPROVING SITE PLAN REVIEW 188-94 OF A. M. TODD COMPANY  
TO CONSTRUCT A MINT OIL DISTRIBUTION CENTER

**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 3875 Crates Way on Port of The Dalles Industrial Center Lot 2, Block 2, Subdivision 2, described as Township 2 North, Range 13 East, Section 28D, Tax Lot 1000.

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

C. Staff Report Site Plan Review 188-94 and the minutes of the March 10, 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 188-94 is hereby approved with the following conditions:

1. A detailed infrastructure plan is required for City approval.
2. A revised parking lot plan shall be submitted indicating compliance with the Section 27 requirements and showing point(s) of ingress and egress to the site.
3. Unused portions of the parcel should be maintained for a neat appearance. Any future outdoor storage should be adequately screened.
4. Any odors detectible at or outside of the property line shall be controlled by the applicant so as not to create a public nuisance.
5. Landscaping is required along the Crates Way frontage to help screen and separate the parking lot from the street.
6. All lighting shall be directed away from adjoining property. All signs require a separate sign permit application. A screened trash containment area shall be proposed on the revised plan, unless trash will remain indoors.

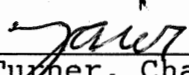
7. All required plan changes and additional plans shall be submitted to the City for approval; all construction must meet City, State, and Federal standards; and once approved, all elements of the revised plan shall be completed prior to the issuance of a Certificate of Occupancy.

### 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 10TH DAY OF MARCH, 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 10th day of March, 1994.

AYES: Marianne Barrett, Ken Farner, Rod Runyon, Michael Maier, David Peters  
NOES: None  
ABSENT: Terry Turner, Walter Hoffman  
ABSTAIN: None

ATTEST:   
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Secretary, Planning Commission