

RESOLUTION NO. P.C. 281-94  
APPROVING NONCONFORMING USE PERMIT NO. 9-94 OF  
HOMER AND PHYLLIS BAKER - RESTORE NONCONFORMING BUILDING

**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 1008 East 2nd Street, described as Township 1 North, Range 13 East, Section 3DA, portion of tax Lot 201.

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

C. Staff Report Non Conforming Use 9-94 and the minutes of the March 2, 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. Non Conforming Use 9-94 is hereby approved with the following conditions:

1. The applicant shall submit water and sewer reapplications to account for monthly billings based on total occupancy.

2. A revised site plan shall be submitted for staff approval. The plan shall move the two easterly parking spaces further east to increase turn around space. All cars shall head-out onto East 2nd Street. The parking lot shall be paved, striped, and landscaped per Section 27 requirements. A total of 240 square feet of landscaping shall be shown, with some plantings at the parking lot frontage for screening.

3. All future lighting shall be directed away from adjacent property.

4. All signs shall require separate sign permits to be obtained from the Planning Office.

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

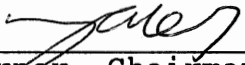
A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 36 of the Zoning Ordinance,

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 2ND 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 2nd day of March, 1994.

AYES: Michael Maier, Rod Runyon, Ken Farner, David Peters

NOES: None

ABSENT: Walter Hoffman, Terry Turner, Marianne Barrett

ABSTAIN:

ATTEST:   
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Secretary, Planning Commission