

RESOLUTION NO. P.C. 273-94
APPROVING SITE PLAN REVIEW NO. 182-94 OF
NORTHERN WASCO COUNTY PARKS & RECREATION DISTRICT
TO DEVELOP A RECREATIONAL BOAT BASIN

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 north of the Lone Pine Restaurant, west of the intersection of The Dalles Bridge and I-84, and described as Township 1 North, Range 13 East, Section 1, Tax Lot 200 and Township 2 North, Range 13 East, Section 36, Tax Lot 300.

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

C. Staff Report Site Plan Review 182-94 and the minutes of the January 6, 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 182-94 is hereby approved with the following conditions:

1. The parking lots shall be paved, and a landscape plan submitted to show landscaping in an amount equal to 5% of the gross parking area to be provided and maintained. The landscape plan is subject to review and approval by the Planning Department. The paving shall be completed prior to operation; landscaping shall be implemented within three (3) months after the paving is completed (weather permitting).

2. All requirements of the City Utilities and Fire Departments shall be met.

3. The proposal will require approval from the Army Corps of Engineers (and DSL), for fill and/or removal proposed within their flow easement (below 85' elevation). No fill shall be allowed within the flow easement without written confirmation of permit compliance from the Corps.

5. No wetlands shall be filled or disturbed by the development. The U.S. Fish and Wildlife "National Wetland Inventory" maps are available at the Planning Department, and

shall be consulted by the developer. Identified wetlands within 300' of the development shall be documented on the site plan for protection.

6. All work shall cease in the event that archeological resources are discovered during excavation. The developer shall then be required to contact the Oregon State Historic Preservation Office for consultation and possible remedial action.

7. Any future lighting shall be arranged to direct light away from adjoining properties.

8. If signs are proposed in the future, sign permit application and review is required by the Planning Department. Any safety concerns will be addressed at that time.

9. Applicant shall submit a master plan narrative describing the development, its major phases, actions and timing of improvements.

10. Applicant shall receive approval from ODOT for access along Highway 197.

III. APPEALS, COMPLIANCE, AND PENALTIES

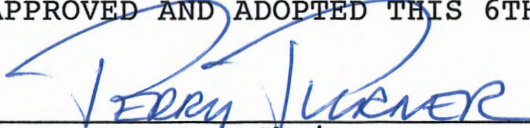
A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 36 of the Zoning Ordinance, and must be filed with City Clerk within ten (10) days of the date of resolution.

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 6TH DAY OF JANUARY, 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 6th day of January, 1994.

AYES: Terry Turner, Ken Farner, Walter Hoffman, Marianne Barrett, Michael Maier, Rod Runyon.

NOES: None

ABSENT: David Peters

ABSTAIN: None

ATTEST: 

Secretary, Planning Commission