

RESOLUTION NO. P.C. 271-93

RECOMMENDING THAT THE DALLES CITY COUNCIL
APPROVE TENTATIVE PLAN #PUD 8-93 FOR A TWO-PHASES 21 LOT
MANUFACTURED HOME DEVELOPMENT NAMED "RIVERVIEW TERRACE"

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 adjacent east (phase I) and west (phase II) of the Inn at The Dalles Motel on the Old Columbia River Highway (east 2nd Street). The property is further described as map #1N-13E-1: tax lots 3310, 3311, and 3312.
- B.** A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C.** Staff Report No. PUD 8-93 with the minutes of the December 16, 1993, 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.** Planned Unit Development No. 8-93 is hereby recommended for City Council approval with the following conditions:
1. This tentative approval is valid only if the proposed comprehensive plan and zone change from "CG" General Commercial to "RMH" Residential and Mobile Home District is approved and the City Council further accepts the proposed PUD tentative plan.
 2. The street name of "Sandy Lane" shall be replaced with a name that is not used elsewhere within the City. 15' easements centered on all sewer and water mainlines shall be granted to the City and indicated on the final plat. Sanitary sewer connections shall be made using 4" "Y"'s. A minimum of 18" of fill shall be placed over the existing sewer line in the upper Road of Phase II. Developer shall work with City crews to located sewer mains adjacent west of project in order to flag and protect mainlines.
 3. An Oregon Department of Environmental Quality NPDES permit

shall be secured by the applicant prior to construction. All water and sewer plans and specifications shall be submitted for City Utilities Department and DEQ approval.

4. A contribution of \$100 per lot shall be deposited in the Special Parks Fund prior to filing of the final plat.

5. A homeowners association shall be formed in accordance with Ordinance 937, Section 5. The bylaws shall be submitted for the City Attorney's review. The bylaws shall require that lot landscaping be implemented by the homeowner within a reasonable (set) time frame after home placement or be installed by the association at the owner's expense.

6. All new utilities shall be placed underground.

7. Roadways shall be posted with "No Parking" signs.

8. The access road and a drainage plan shall be submitted for the wasco County Road Department's review and approval.

9. Dust shall be controlled and water shall be available on site for this purpose during construction.

10. All improvements shall be complete prior to occupancy per each phase of the development.

11. The developer shall provide a barrier to vehicular traffic on the previously used driveway connecting the subject property and the property adjoining to the west. Said barrier is to be located at the terminus of the street, at the property line, in Phase II of the planned development.

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 16TH DAY OF DECEMBER, 1993.



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 16th day of December, 1993.

AYES: Marrienne Barrett, Rod Runyon, Ken Farner & David Peters

NOES: None

ABSENT: Terry Turner, Michael Maier & Walter Hoffman

ABSTAIN: None

ATTEST: 

Secretary, Planning Commission